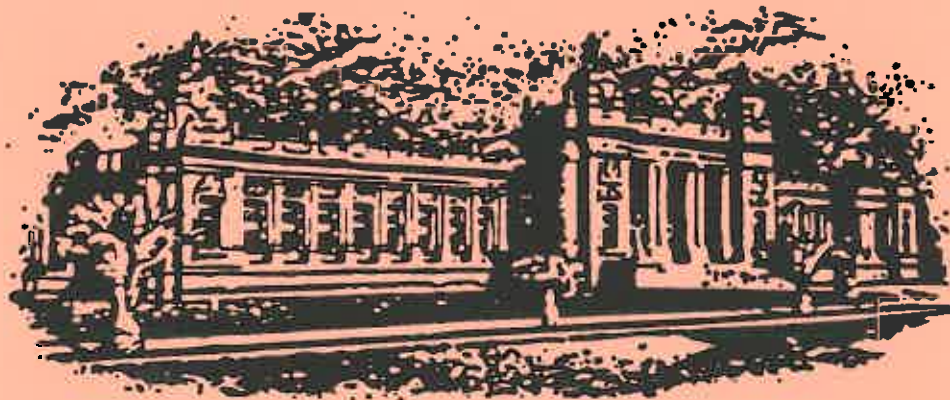


ORDINANCE No. 348

**LAND USE ORDINANCE
OF THE**

**COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**



**AS AMENDED THROUGH
ORDINANCE No. 348.3571
APRIL 26, 1994**

**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 \$15.00
Plus \$2.00 (If Mailed)

Includes subsequent revisions.

As Amended Through Ordinance No. 348.3571

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

THE RIVERSIDE COUNTY PLANNING DEPARTMENT

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06/10/94

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ORDINANCE NO. 348

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

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

ARTICLE I

RIVERSIDE COUNTY LAND USE ORDINANCE

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

SECTION 1.2. AGENCY. Pursuant to Section 65100 of the Government Code, the planning agency for Riverside County shall consist of the Board of 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 Supervisors in related matters.

- d. The Commission shall elect one member as chairman and one as vice chairman, to hold office at the pleasure of the members. 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)

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 in writing to the Planning Director on the forms provided by the Planning Department and shall be accompanied by the fee set forth in Ordinance No. 671. The application shall supply all required information. The specific plan shall contain a text, diagram, plan and exhibits. The form and content of the plan shall be as prescribed by the Planning Director but shall contain, at a minimum, the following:
 1. A diagram, text and exhibits describing the site, proposed land uses, circulation, public facilities and services, and phasing.
 2. A discussion of how the specific plan implements the applicable elements of the County General Plan.
 3. A description of site development standards.
 4. Wherever 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.
 5. 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 specific plan along with the fee set forth in Ordinance No. 671.
- d. (deleted)
- e. (deleted)
- f. (deleted)

Amended Effective:

04-27-89 (Ord. 348.3018)

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 five 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 Ordinance No. 671 within 10 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)
07-08-86 (Ord. 348.2591)
03-12-87 (Ord. 348.2670)

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 Ordinance No. 671 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 Ordinance No. 671, 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.

Amended Effective:

04-27-89 (Ord. 348.3018)

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 10 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	(Ord. 348.1545)	07-22-82	(Ord. 348.2088)
06-27-78	(Ord. 348.1658)	06-30-83	(Ord. 348.2156)
05-08-80	(Ord. 348.1785)	04-04-85	(Ord. 348.2444)
09-25-80	(Ord. 348.1855)	03-12-87	(Ord. 348.2670)
10-23-80	(Ord. 348.1879)	04-27-89	(Ord. 348.3418)
01-22-81	(Ord. 348.1908)		

ARTICLE III

ZONE CLASSIFICATIONS

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

R-R	Rural Residential
R-R-O	Rural Residential, Outdoor Advertising
R-1	One-Family Dwellings
R-1A	One-Family Dwellings - Mountain Resort
R-A	Residential Agricultural
R-2	Multiple Family Dwellings
R-2A	Limited Multiple Family Dwellings
R-3	General Residential
R-3A	Village Tourist Residential
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
C-R	Rural Commercial
C-O	Commercial Office
S-P	Specific Plan
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)
08-28-86 (Ord. 348.2612)
04-18-86 (Ord. 348.2623)
07-13-89 (Ord. 348.3010)

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
Map No. 16 - Idyllwild District	01-14-57	348tt

	<u>Date Adopted</u>	<u>Ordinance</u>
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 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 V

R-R ZONE (RURAL-RESIDENTIAL)

SECTION 5.1. USES PERMITTED IN R-R ZONE.

a. Residential and Light Agricultural Uses.

- (1) Any use permitted in 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 hydroelectric 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 microwave 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 with or without the concurrent sale of beer and wine for off-premises consumption.
 - 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 shop.
 - 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, with or without the concurrent sale of beer and wine for off-premises consumption, 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 pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this Ordinance.
 - 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 and animal hospitals.
 - (16) Migrant agricultural workers mobilehome parks.
 - (17) Pen fed cattle operations, livestock saleyards, 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 vehicle parks.
 - (20) Rifle, pistol, skeet, or trapshooting ranges.
 - (21) Rodeo arenas.
 - (22) Trail bike parks.
 - (23) Trailer and boat storage.
 - (24) (Deleted)
 - (25) Disposal service operations.
 - (26) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
 - (27) Outdoor film studios
 - (28) Water well drilling, operations and service
 - (29) (Deleted)
 - (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. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

- g. Any use that is not specifically listed in subsections b. and d. 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:

11-11-82 (Ord. 348.2104)
12-23-82 (Ord. 348.2140)
08-02-84 (Ord. 348.2338)
04-04-87 (Ord. 348.2669)
06-30-88 (Ord. 348.2856)
05-04-89 (Ord. 348.3023)
07-20-89 (Ord. 348.3043)
11-13-90 (Ord. 348.3217)

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, 105 feet for other structures, or greater than 105 feet for broadcasting antennas is approved pursuant to 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)

Amended Effective:

06-20-74	(Ord. 348.1340)	09-08-77	(Ord. 348.1588)
11-07-74	(Ord. 348.1377)	07-02-81	(Ord. 348.1968)
03-20-75	(Ord. 348.1429)	11-11-82	(Ord. 348.2104)
07-10-75	(Ord. 348.1458)	12-23-82	(Ord. 348.2140)
04-21-77	(Ord. 348.1564)	05-19-83	(Ord. 348.2162)
04-12-79	(Ord. 348.1688)	08-02-84	(Ord. 348.2338)
11-29-79	(Ord. 348.1729)	10-06-89	(Ord. 348.3053)
	(Oper. 01-01-80)		

ARTICLE Va

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

Section 5.25. USES PERMITTED.

- a. Any use permitted in zone R-R, subject to all of the regulations and procedures of the R-R Zone applicable to such use.
- b. 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-O (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.

- d. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

Amended Effective:

12-23-82 (Ord. 348.2140)
06-28-84 (Ord. 348.2341)
04-04-87 (Ord. 348.2669)

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 culs-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- 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)
05-01-75	(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)
07-06-89	(Ord. 348.3032)

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. Deleted

Amended Effective:

10-06-92 (Ord. 348.3447)

- 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.
- g. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 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)

04-04-87 (Ord. 348.2669)

04-13-89 (Ord. 348.3010)

10-06-92 (Ord. 348.3447)

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 than no paving shall be required.

- h. Farms or establishments for the selective or experimental breeding and raising of cattle, sheep, goats, and other farm stock or animals subject to the permissible number, conditions, and provisions set forth in subsection (c) of this section.
- i. One mobilehome, 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. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
- m. (Deleted)
- 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.

Added by Ord. 348.153

Amended Effective:

12-23-82 (Ord. 348.2140)
12-6-84 (Ord. 348.2414)
04-4-87 (Ord. 348.2669)

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.
 - (4) 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 two years in any event.
 - (5) Congregate care residential facilities.
- c. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
- 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.
 - (2) Congregate care residential facilities, developed pursuant to Section 19.103 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)
01-02-86 (Ord. 348.2540)
01-15-87 (Ord. 348.2643)
04-04-87 (Ord. 348.2669)

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

- 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

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)
 12-23-82 (Ord. 348.2140)
 06-28-84 (Ord. 348.2342)
 12-06-84 (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 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 two years in any event.
- 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.
- e. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

Amended Effective:

12-23-82 (Ord. 348.2140)
12-06-84 (Ord. 348.2414)
01-02-86 (Ord. 348.2540)
04-04-87 (Ord. 348.2669)

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 VIII

R-3 ZONE (GENERAL RESIDENTIAL)

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

SECTION 8.1. USES PERMITTED.

- a. The following uses shall be permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Section 18.30:
 - (1) Any use permitted in the R-2 Zone.
 - (2) Apartment houses.
 - (3) Nonprofit clubs and lodge halls.
 - (4) Fraternity and sorority houses.
 - (5) Hotels, resort hotels, and motels.
 - (6) Nursery schools for preschool 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.
 - (13) Congregate care residential facilities.
- 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 13 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.
 - (5) Congregate care residential facilities, developed pursuant to Section 19.103 of this ordinance.

- 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.
- f. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

Amended Effective:

- 12-23-82 (Ord. 348.2140)
- 06-28-84 (Ord. 348.2341)
- 04-04-87 (Ord. 348.2669)
- 01-15-87 (Ord. 348.2543)

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

R-3A ZONE (VILLAGE TOURIST RESIDENTIAL)

SECTION 8.24. PURPOSE AND INTENT. It is the intent of this Article to allow residents in mountainous resort areas of the unincorporated area of the County to combine limited commercial uses with a residential dwelling. It is the intent of the Board of Supervisors in adopting this Article that these limited commercial uses shall not alter or disturb the residential or resort nature of the premises or its surroundings. The combination of commercial and residential uses shall be known as Cottage Commercial.

SECTION 8.25. USES PERMITTED. The following uses are permitted in the R-3A Zone:

- a. The following uses are permitted in the R-3A 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 two square feet in size pertaining to sale of the products.
 - (3) Public parks and public playgrounds.
 - (4) Home occupations.
 - (5) Planned residential developments, provided a land division is approved pursuant to the provisions of Ordinance No. 460 and the development standards in Sections 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 of this ordinance, and provided that the commercial uses are conducted entirely within a one family dwelling and are secondary to the principal use of the dwelling as a residence:
 - (1) Antique shops
 - (2) Arts and crafts shops, including art galleries.
 - (3) Beauty and barber shops.
 - (4) Blue print and duplicating services.
 - (5) Bookstores and binders.
 - (6) Boutique shops.
 - (7) Ceramics.
 - (8) Costume design studios.
 - (9) Dwelling, bed and breakfast.
 - (10) Florist shops.
 - (11) Gift shops.
 - (12) Hobby shops.
 - (13) Interior decorating shops.
 - (14) Jewelry stores with incidental repairs.
 - (15) Locksmith shops.
 - (16) Mail order businesses.
 - (17) Manufacturer's agent.
 - (18) Music stores.
 - (19) Recreational and sporting goods.

- (20) Shoe repair shops.
 - (21) Shoeshine stands.
 - (22) Stained glass assembly.
 - (23) Tailor shops.
 - (24) Tourist information centers.
 - (25) Toy shops.
 - (26) Travel agencies.
 - (27) Watch repair shops.
 - (28) Wedding chapels.
 - (29) Bakery shops for baked goods produced on premises, catering services, and confectionery or candy stores, provided the applicant receives clearance from the Health Department prior to plot plan approval that the proposed use will not violate Section 27636 of the Health and Safety Code.
- c. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance:
- (1) Churches, educational institutions, public libraries, and museums not operated for compensation or profit.
 - (2) Sports and recreational facilities, not including video arcades, motor-driven vehicles and riding academies, but including archery ranges, athletic fields, golf driving ranges, miniature golf, skating rinks and commercial swimming pools.
- d. The following uses are permitted provided a conditional use permit has been granted:
- (1) Ambulance services.
 - (2) Apartments.
 - (3) Automobile and truck repair and service stations.
 - (4) Bungalow courts.
 - (5) Country clubs.
 - (6) Golf courses with standard length fairways.
 - (7) Hotels, resort hotels, and motels.
 - (8) Mobile home parks developed pursuant to Section 19.91 of this ordinance.
 - (9) Nursery schools for preschool day care.
 - (10) Offices, including business, law, medical, dental, chiropractic, architectural and engineering.
 - (11) Parking lot.
 - (12) Recreational vehicle parks.
- e. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
- f. If any use that is not specifically listed in subsections b, c and d 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:

12-23-82 (Ord. 348.2140)
12-26-85 (Ord. 348.2535)
04-04-87 (Ord. 348.2669)
07-06-89 (Ord. 348.3032)

SECTION 8.26 DEVELOPMENT STANDARDS. The following standards of development shall apply in the R-3A 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 9,000 square feet.
- b. The maximum allowed density for apartments shall be 20 units per acre. The maximum allowed density for mobile home parks shall be as required by Section 19.91 of this ordinance. The maximum allowed density for hotels, motels, kitchenettes, and recreational vehicle parks shall be 15 units per acre.
- c. Off-street parking facilities shall be provided as required by Section 18.12 of this ordinance.
- d. Building height limits, required front, rear and side yard setbacks, permitted lot coverage and distance between main buildings shall be the same as in the R-3 Zone.

Amended Effective:

12-26-85 (Ord. 348.2535)
08-28-86 (Ord. 348.2612)

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)

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.
 - (1) Community recreation facilities, as part of the subdivision development.
 - (2) 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 two years per subdivision.
 - (3) 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)
03-12-87 (Ord. 348.2670)
07-20-89 (Ord. 348.3043)

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 $2\frac{1}{2}$ acres and the average width of each lot is not less than 260 feet, shall have a common area consisting of a 20 foot minimum setback along all adjoining boundary streets and a 15 foot side and rear setback along all non-street boundaries of the development. Masonry walls 6 feet high shall be erected along all boundary lines, except that along all street boundaries the wall shall be erected 5 feet from the right of way line. The area between the wall and the street shall be planted in ground cover. Trees or shrubs shall be planted within a 10 foot strip adjacent to the inside of all boundary walls unless an interior street adjoins a perimeter wall. All trees and shrubs planted shall be of a variety that will grow to a height of not less than 15 feet and shall be planted at intervals so that at maturity the trees or shrubs will provide solid screening of mobilehome park or mobilehome 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)	03-06-75	(Ord. 348.1411)
04-17-68	(Ord. 348.556)	03-16-82	(Ord. 348.2074)
05-14-69	(Ord. 348.628)	05-19-83	(Ord. 348.2162)
04-29-70	(Ord. 348.718)	01-05-84	(Ord. 348.2244)
09-16-70	(Ord. 348.773)		
03-24-71	(Ord. 348.860)		
05-04-72	(Ord. 348.1023)		
05-30-74	(Ord. 348.1327)		

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.
 1. 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.
 2. 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.
 3. 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.
- c. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

Amended Effective:

01-05-84	(Ord. 348.2244)
04-04-87	(Ord. 348.2669)
06-30-88	(Ord. 348.2856)
06-20-89	(ord. 348.3043)

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. Nonprofit 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.
- g. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30:
 1. 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 two years in any event.

Amended Effective:

12-23-82 (Ord. 348.2140)

01-02-86 (Ord. 348.2540)

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 overall 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 one-half acre unless a report has been received by the Planning 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)

6-30-88 (Ord. 348.2856)

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 VIIIIf

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 5,000 square feet.

- 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. All single-family homes shall have two-car garages.
- 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)
06-30-88 (Ord. 348.2856)

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, not including the concurrent sale of beer and wine for off-premises consumption
- (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) Deleted
- (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
- (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
- (93) Fortune telling, spiritualism, or similar activity.
- (94) Recycling collection facilities.
- (95) Convenience stores, not including the sale of motor vehicle fuel.
- (96) Day care centers.

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, not including the concurrent sale of beer and wine, 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
- (13) Congregate care residential facilities
- (14) Convenience stores, including the sale of motor vehicle fuel.
- (15) Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption.
- (16) Liquid petroleum service stations with the concurrent sale of beer and wine for off-premises consumption, provided the total capacity of all tanks shall not exceed 10,000 gallons.

(17) Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this Ordinance.

- e. Sex-oriented businesses, subject to the provisions of Ordinance No. 743. The uses listed in subsections a., b., and d. do not include sex-oriented businesses.

Amended Effective:

03-01-94 Ord. (348.3584)

- f. 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 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.
- g. Any use that is not specifically listed in Subsections a., b. and d. 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 (Ord. 348.2496)
08-29-85 (Ord. 348.2510)
12-26-85 (Ord. 348.2535)
06-30-88 (Ord. 348.2856)
05-04-89 (Ord. 348.3023)
08-10-89 (Ord. 348.3047)
10-05-89 (Ord. 348.3053)

AMENDED EFFECTIVE:

11-05-89 Ord. (348.3078)
11-13-90 Ord. (348.3217)
03-01-94 Ord. (348.3584)

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. (Deleted)

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, or greater than 75 feet for broadcasting antennas, is approved pursuant to 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)	06-29-78	(Ord. 348.1647)
11-10-65	(Ord. 348.401)	08-29-78	(Ord. 348.1664)
01-19-66	(Ord. 348.422)	04-12-79	(Ord. 348.1688)
05-04-72	(Ord. 348.1023)	10-23-80	(Ord. 348.1879)
09-14-72	(Ord. 348.1070)	03-05-81	(Ord. 348.1926)
10-19-72	(Ord. 348.1091)	08-07-86	(Ord. 348.2591)
09-13-73	(Ord. 348.1201)	06-30-88	(Ord. 348.2856)

07-25-74	(Ord. 348.1349)	05-04-89	(Ord. 348.3023)
10-02-75	(Ord. 348.1470)	08-10-89	(Ord. 348.3047)
11-13-75	(Ord. 348.1476)	10-05-89	(Ord. 348.3053)
12-10-75	(Ord. 348.1481)	03-01-94	(Ord. 348.3584)
04-21-77	(Ord. 348.1564)		

ARTICLE IXa

C-T ZONE (TOURIST COMMERCIAL)

SECTION 9.25. USES PERMITTED.

- a. 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, not including the concurrent sale of beer and wine for off-premises consumption.
 - (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.
- b. Sex-oriented businesses, subject to the provisions of Ordinance No. 743. The uses listed in subsection a. do not include sex-oriented businesses.

Amended Effective:

12-26-85 (Ord. 348.2535)
05-04-89 (Ord. 348.3023)
03-01-94 (Ord. 348.3584)

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)
03-01-94 (Ord. 348.3584)

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 shops
- (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) Deleted
- (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 a 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
- (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) Recycling collection facilities.
- (96) (Delete)
- (97) Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.
- (98) Golf cart sales and service
- (99) Hotels, resort hotels and motels
- (100) Day care centers
- (101) Convenience stores, not including the sale of motor vehicle fuel.

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, with or without the concurrent sale of beer and wine, 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) (Deleted)
- (21) All uses permitted in subsection (a) that have more than 200 square feet of outside storage of display of materials
- (22) Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption.
- (23) Convenience stores, including the sale of motor vehicle fuel.
- (24) Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this Ordinance.

- c. Sex-oriented businesses, subject to the provisions of Ordinance No. 743. The uses listed in subsections a. and b. do not include sex-oriented businesses.

Amended Effective:

03-01-94 (Ord. 348.3584)

- d. 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.
- e. Any use that is not specifically listed in Subsections a. and b. 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:

12-26-85	(Ord. 348.2535)
05-04-89	(Ord. 348.3023)
08-10-89	(Ord. 348.3047)
09-05-89	(Ord. 348.3078)
11-13-90	(Ord. 348.3217)
03-01-94	(Ord. 348.3584)

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. (Deleted).

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 (50) feet in height, unless a height up to 75 feet, or greater than 75 feet for broadcasting antennas, is approved pursuant to 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)	07-26-79	(Ord. 348.1702)
06-20-74	(Ord. 348.1340)	10-23-80	(Ord. 348.1879)
07-25-74	(Ord. 348.1349)	03-05-81	(Ord. 348.1926)
11-13-75	(Ord. 348.1476)	09-04-81	(Ord. 348.2000)
12-10-75	(Ord. 348.1481)	08-07-86	(Ord. 348.2591)
04-21-77	(Ord. 348.1564)	09-05-89	(Ord. 348.3053)
04-12-79	(Ord. 348.1688)	03-01-94	(Ord. 348.3584)

ARTICLE IXc

C-R ZONE (RURAL COMMERCIAL)

SECTION 9.61. INTENT. The Board of Supervisors finds that because there is a need for small-scale, commercial uses in the outlying areas of the County along rural highway corridors for the convenience of residents and travelers, and because the development standards for these commercial uses should reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future, it is desirable to establish a zone classification which will promote these rural commercial uses on parcels of generally less than 2-1/2 acres.

SECTION 9.62. 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) Automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - (2) Bakery shops, including baking only when incidental to retail sales on the premises.
 - (3) Barber and beauty shops.
 - (4) Bars and cocktail lounges.
 - (5) Confectionary and candy stores.
 - (6) Churches.
 - (7) Clothing, shoe, shoe repair and leather goods stores.
 - (8) Delicatessens.
 - (9) Drug stores.
 - (10) Dwelling, bed and breakfast.
 - (11) Feed and grain sales, including outside storage.
 - (12) Florist shops.
 - (13) Gift, antique, curio, and art supply shops.
 - (14) Grocery, dry goods, health food, and variety stores.
 - (15) Hardware stores.
 - (16) Hotels and motels, with no more than 25 guest rooms.
 - (17) Ice cream shops.
 - (18) Laundries, laundromats and dry cleaning shops.
 - (19) Libraries.
 - (20) Convenience stores, not including the sale of motor vehicle fuel.
 - (21) Meat and poultry markets, not including slaughtering or live sales.
 - (22) Meeting, fraternal lodge, and community halls.
 - (23) Museums.
 - (24) Nurseries and garden supply stores, including outside storage.
 - (25) Pet and pet supply shops.
 - (26) Post offices.
 - (27) Produce markets.

- (28) Professional offices.
 - (29) Real estate offices.
 - (30) Restaurants, drive-in restaurants and refreshment stands.
 - (31) Signs, on-site advertising only.
 - (32) Sporting equipment, gun, bait and tackle, and equestrian shops.
 - (33) Taxidermist.
 - (34) Tourist information centers.
 - (35) One on-site operator's residence, which may be located in a commercial building.
 - (36) Mobilehomes, provided they are kept mobile and licensed pursuant to state law for use for:
 - a. Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, provided they are inconspicuously located; or
 - b. Agricultural worker employment offices for a maximum of 90 days in any calendar year; or
 - c. Caretakers or watchmen and their families, provided no rent is paid, where a permitted and existing commercial use is established. No more than one mobilehome shall be allowed for a parcel of land.
 - (37) Recycling collection facilities.
- b. The following uses are permitted provided a conditional use permit has been approved pursuant to Section 18.28 of this Ordinance:
- (1) Animal hospitals.
 - (2) Automobile and truck repair garages, not including body and fender shops or spray painting shops.
 - (3) Building supply stores and equipment rental, including outside storage.
 - (4) Liquid petroleum service stations, with or without concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.
 - (5) Automobile service stations, with the concurrent sale of beer and wine for off-premises consumption.
 - (6) Convenience stores, including the sale of motor vehicle fuel.
 - (7) Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this Ordinance.
- c. Sex-oriented businesses, subject to the provisions of Ordinance No. 743. The uses listed in subsections a. and b. do not include sex-oriented businesses.

Amended Effective:

03-01-94 (Ord. 348.3584)

- d. Any use that is not specifically listed in subsections (a) and (b) 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:

04-04-89 (Ord. 348.3029)
07-11-89 (Ord. 348.3047)
11-13-90 (Ord. 348.3217)
03-01-94 (Ord. 348.3584)

SECTION 9.63. LOCATIONAL POLICIES.

No zone change to the C-R Zone shall be approved if:

- a. Any part of the parcel lies within an approved specific plan of land use; or
- b. Any part of the parcel is contiguous to any city or lies within the adopted sphere of influence of any city; provided, however, that a zone change may be approved within the adopted sphere of a city if the Board determines that the zone change will not conflict with the expected development patterns of the area; or
- c. Any part of the parcel lies within 300 feet of a freeway.

SECTION 9.64. DEVELOPMENT STANDARDS.

The following shall be the standards of development in the C-R Zone:

- a. The minimum lot area shall be 20,000 square feet, unless a different minimum is specifically required in a particular area.
- b. The front, side and rear yard setbacks shall be 25 feet. The front setback shall be measured from the existing adjacent street line or the street line as shown on an adopted highway specific plan. The rear setback shall be measured from the rear lot line or any recorded alley or easement. Each side setback shall be measured from the side lot line or from any existing adjacent street line or the street line as shown on an adopted highway specific plan.
- c. No buildings or structures shall exceed 40 feet in height.
- d. Total building coverage on a single parcel shall not exceed 20% of the net lot size.
- e. Automobile parking areas and landscaping shall be in accordance with Section 18.12 of this Ordinance.
- f. Trash areas shall be visually screened with a six-foot high fence or wall and shall have a gate and be inaccessible to wildlife.
- g. No outside storage shall be permitted unless specifically allowed in Section 9.62. Any such storage shall be in the rear of the structure and shall be enclosed with a visually screening fence.
- h. The following uses shall be required to install an acceptable

security system:

- (1) Automobile service stations.
- (2) Bars and cocktail lounges.
- (3) Liquor and convenience stores.

Added Effective:

9-18-86 (Ord. 348.2623)

Amended Effective:

03-01-94 (Ord. 348.3584)

ARTICLE IXd

C-O (COMMERCIAL-OFFICE ZONE)

SECTION 9.71. INTENT. The Board of Supervisors finds that there is a need in the County of Riverside for a zone classification designed to provide areas where primarily professional and administrative offices and related uses may be located. It is the intent that this zone classification ensures that such uses are well designed and landscaped to be harmonious and compatible with surrounding land uses.

SECTION 9.72. 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. Administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale
 2. Art gallery, library, reading room, museum
 3. Banks and financial institutions
 4. Employment agencies
 5. Parking lots and parking structures
 6. Prescription pharmacy when related and incidental to a professional office building
 7. Tourist information centers
 8. Travel agencies
 9. Day care centers
- b. The following uses are permitted provided a conditional use permit has been approved pursuant to Section 18.28 of this Ordinance:
 1. Clinics, including but not limited to medical, dental and chiropractic
 2. Deleted
 3. Health and exercise centers, provided all facilities are located within an enclosed building
 4. Hotels, resort hotels and motels
 5. Laboratories, film, dental, medical, research or testing
 6. Restaurants, not including drive-in or take-out restaurants
 7. Studios for professional work in or teaching of any form of fine arts, including but not limited to photography, music, drama, and dance, where no stock of goods is maintained for sale.
- c. The uses listed in subsections a. and b. do not include sex-oriented businesses.

Amended Effective:

03-01-94 (Ord. 348.3584)

- d. Any use that is not specifically listed in subsections (a) or (b) 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 intensify 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:

05-05-92 (Ord. 348-3420)

03-01-94 (Ord. 348.3584)

SECTION 9.73. DEVELOPMENT STANDARDS. The following shall be the standards of development in the C-O Zone:

- a. Lot Area. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
- b. Setbacks.
 - 1. Where the front, side, or rear yard adjoins a street, the minimum setback shall be twenty-five (25) feet from the right-of-way line. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall be twenty-five (25) feet from the property line.
 - 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, and landscaping.
- c. Height Requirements. The height of structures, including buildings, shall be as follows:
 - 1. Structures shall not exceed forty (40) feet at the yard setback line.
 - 2. Buildings shall not exceed fifty (50) feet unless a height up to seventy-five (75) feet is granted pursuant to Section 18.34 of this Ordinance.
- d. Masonry Wall. Prior to occupancy of any use permitted in this Article, a six (6) foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use.
- e. Landscaping.
 - 1. A minimum of fifteen (15) percent of the site proposed for development shall be landscaped and irrigated.
 - 2. Not less than five (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 Areas.** Outside storage areas are prohibited.
- i. **Utilities.** Utilities shall be installed underground except that electrical lines rated at 33kv or greater may be installed above ground.
- j. **Mechanical Equipment.** All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of one thousand three hundred twenty (1,320) feet.
- 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.
- l. **On-site Signs.**
 - 1. Not more than one (1) freestanding sign shall be permitted on a project site, except that if a project has frontage on two (2) or more streets, the project shall be permitted two (2) freestanding signs, provided that the two (2) signs are not located on the same street.
 - 2. Freestanding signs shall refer only to the permitted uses conducted on the premises, shall be located outside of the road right-of-way, shall not exceed a height of six (6) feet and the maximum surface area of the sign shall not exceed thirty-two (32) square feet.
 - 3. Signs affixed to building walls and stating the name of the structure, use or institution, shall not exceed five (5) percent of the surface area of the wall upon which the sign is located, and shall not be illuminated when facing any parcel specifically zoned for residential use.
 - 4. A building directory with letters not exceeding two (2) inches in height and containing only the name of the occupant, the suite or office number, and the nature of the use or service rendered, shall be permitted.
 - 5. No on-site sign shall be affixed on, above or over the roof of any building, and no on-site 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.
- m. **Access.** No access shall be allowed from residential streets.

SECTION 9.74. 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 waiver or modification of the standard will not be contrary to the public health and safety.

Added Effective:

03-14-89 (Ord. No. 348.3010)
05-05-92 (Ord. No. 348.3420)
03-01-94 (Ord. No. 348.3584)

ARTICLE X

I-P ZONE (INDUSTRIAL PARK)

The following regulations shall apply to 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) Nonalcoholic beverages.
 - (4) Ice.
 - (5) Manufacture of furniture and fixtures including cabinets, partitions, and similar items.
 - (6) Printing and publishing or 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.
 - (10) Recycling collection facilities.
- (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, not including the concurrent sale of beer and wine for off-premises consumption.
 - 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.
 - 3. Recycling processing facilities.
- c. Sex-oriented businesses, subject to the provisions of Ordinance No. 743. The uses listed in subsections a. and b. do not include sex-oriented businesses.

Amended Effective:

03-01-94 (Ord. 348.3584)

- d. Any use that is not specifically listed in Subsection a. and b. 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:

06-06-89 (Ord. 348.3032)
 08-10-89 (Ord. 348.3047)
 10-05-89 (Ord. 348.3053)
 03-01-94 (Ord. 348.3584)

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 off-street 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)	05-04-89	(Ord. 348.3023)
09-13-73	(Ord. 348.1201)	11-13-90	(Ord. 348.3217)
05-30-74	(Ord. 348.1327)	05-05-92	(Ord. 348.3420)
07-25-74	(Ord. 348.1349)	03-01-94	(Ord. 348.3584)
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 confectionery products.
 - (6) Nonalcoholic 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 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.
 - (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) (Deleted)

- (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.
- 1. 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) Communications and microwave installations.
 - (8) Cold storage plant.
 - (9) Contractor storage yards.
- (2) The following service and commercial uses:
 - a. Banks and financial institutions.
 - b. Blueprint and duplicating services.
 - c. Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - 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, in lieu of any other one-family dwelling 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.
 - w. Fortune telling, spiritualism, or similar activity.
 - x. Mobilehome sales lots.
 - y. Recycling collection facilities.
- 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) Recycling processing facilities
 - (11) (Deleted)
 - (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, not including transfer stations.
- 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. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
- f. Sex-oriented businesses, subject to the provisions of Ordinance No. 743. The uses listed in subsections a., b. and c. do not include sex-oriented businesses.

Amende Effective:

03-01-94 (Ord. 348.3584)

- g. 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:

01-29-85	(Ord. 348.2443)
07-16-85	(Ord. 348.2496)
04-04-87	(Ord. 348.2669)
04-04-89	(Ord. 348.3023)
06-20-89	(Ord. 348.3043)
07-11-89	(Ord. 348.3047)
03-01-94	(Ord. 348.3584)

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 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 from the property line.
 - (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) Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.
 - (4) Within the exception of those portions of the setback area for which landscaping is required by subsection e. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for 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 approved 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 approved pursuant to Section 18.34 of this ordinance.
- (4) Broadcasting antennas shall not exceed 50 feet unless a greater height is approved 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 or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.
- e. **Landscaping.**
- (1) A minimum of 10 percent of the site proposed for development shall be landscaped and irrigated.
 - (2) A minimum 10 foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way.
 - (3) A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than 10 feet wide excluding curbing.
- 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)	01-29-85	(Ord. 348.2443)
09-08-77	(Ord. 348.1588)	09-05-89	(Ord. 348.3053)
06-29-78	(Ord. 348.1647)	03-01-94	(Ord. 348.3584)

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 confectionery 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) (Deleted)

- (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.

1. 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) Communications and microwave installations.
 - (10) Cold storage plant.
 - (11) (Deleted)
 - (12) (Deleted)
 - (13) Breweries, distilleries, and wineries.
 - (14) Natural gas, above ground storage.
 - (15) Contractor storage yards.
- (2) The following service and commercial uses:
 - a. Banks and financial institutions.
 - b. Blueprint and duplicating services.
 - c. Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - 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 caretaker's 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, in lieu of any other one-family dwelling, 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.
 - w. Mobilehome sales lots.
 - x. Recycling collection facilities.
- 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.
 - (21) Recycling processing facilities.
- 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. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
- f. Sex-oriented businesses, subject to the provisions of Ordinance No. 743. The uses listed in subsections a., b. and c. do not include sex-oriented businesses.

Amended Effective:

03-01-94 (Ord. 348.3584)

- g. 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 (Ord. 348.2496)
 04-04-87 (Ord. 348.2669)
 06-30-88 (Ord. 348.2856)
 04-04-89 (Ord. 348.3023)
 06-20-89 (Ord. 348.3043)
 07-11-89 (Ord. 348.3047)
 03-01-94 (Ord. 348.3584)

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 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 from the property line.
 - (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) (Misprint)
 - (4) With the exception of those portions of the setback area for which landscaping is required by Subsection e. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with zoning classification

other than those zones specified in paragraph (1) above, may also be used for 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 approved 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 approved pursuant to Section 18.34 of this ordinance.
 - (4) Broadcasting antennas shall not exceed 50 feet unless a greater height is approved 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 or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.
- e. Landscaping.
 - (1) A minimum of 10 percent of the site proposed for development shall be landscaped and irrigated.
 - (2) A minimum of 10 foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access way. Said landscaping strip shall not include landscaping located within the street right-of-way.
 - (3) A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than 10 feet wide excluding curbing.
- 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.

Amended Effective:

10-05-89 (Ord. 348.3053)

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)	12-10-75	(Ord.348.1481)
11-10-65	(Ord. 348.401)	09-08-77	(Ord.348.1588)
01-19-66	(Ord. 348.422)	08-29-78	(Ord.348.1664)
05-14-69	(Ord. 348.628)	07-21-83	(Ord. 348.2202)
10-02-69	(Ord. 348.666)	06-30-88	(Ord. 348.2856)
11-25-71	(Ord. 348.953)	09-05-89	(Ord. 348.3053)
05-04-72	(Ord. 348.1023)	03-01-94	(Ord. 348.3584)
11-07-72	(Ord.348.1377)		
03-20-75	(Ord.348.1429)		

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 confectionery 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) (Deleted)

- (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, plastics, 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.

1. 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) Communications and microwave installations.
 - (9) Cold storage plant.
 - (10) Sand blasting.
 - (11) Recycling collection facilities.
 - (12) (Deleted)
 - (13) Natural gas, above ground storage.
 - (14) Recycling of wood, metal and construction wastes.
 - (15) Airports.
 - (16) Contractor storage yards.
- (2) The following service and commercial uses:
 - a. Banks and financial institutions.
 - b. Blueprint and duplicating services.
 - c. Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - 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 caretaker's 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, in lieu of any other one-family dwelling, 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.
 - v. Mobilehome sales lots.
- 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.
 - (17) Recycling processing facilities.
- e. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
- 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.

- f. A hazardous waste facility provided a hazardous waste facility siting permit has been granted pursuant to Section 18.44 of this ordinance.
- g. Sex-oriented businesses, subject to the provisions of Ordinance No. 743. The uses listed in subsections a., b. and c. do not include sex-oriented businesses.

Amended Effective:

03-301-94 (Ord. 348.3584)

- h. Any use that is not specifically listed in Subsections b and c may be considered a permitted or conditionally permitted use providing 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 (Ord. 348.2496)
04-04-87 (Ord. 348.2669)
06-30-88 (Ord. 348.2856)
04-04-89 (Ord. 348.3023)
07-10-89 (Ord. 348.3043)
06-20-89 (Ord. 348.3047)
03-01-94 (Ord. 348.3584)

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 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 from the property line.
 - (2) Where the front, side, or rear yard adjoins a lot with a zoning classification other than those zones specified in paragraph (1) above, there is no minimum setback.

- (3) Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.
 - (4) With the exception of those portions of the setback area for which landscaping is required by Subsection 3. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for 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 approved 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 or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. Salvage yards or vehicle dismantling yards, including storage, shall be enclosed by a solid masonry wall or combination landscaped earthen berm and masonry wall, not less than eight feet in height. Materials within the enclosed yard shall not be placed so as to exceed the height of the surrounding wall, or berm and wall.
- e. Landscaping.
- (1) A minimum of 10 percent of the site proposed for development shall be landscaped and irrigated.
 - (2) A minimum 10 foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways. Said landscaping strip shall not include landscaping located within the street right-of-way.
 - (3) A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than 10 feet wide excluding curbing.
- 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.

Amended Effective:

10-05-89 (Ord. 348.3053)

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)	08-29-78 (Ord. 348.1664)
01-19-66 (Ord. 348.422)	01-18-79 (Ord. 348.1674)
08-02-67 (Ord. 348.518)	07-21-83 (Ord. 348.2202)
06-10-70 (Ord. 348.737)	06-30-88 (Ord. 348.2856)
05-04-72 (Ord. 348.1023)	06-20-89 (Ord. 348.3043)
11-07-74 (Ord. 348.1377)	10-05-89 (Ord. 348.3053)
03-20-75 (Ord. 348.1429)	03-01-94 (Ord. 348.3584)
12-10-75 (Ord. 348.1481)	
09-08-77 (Ord. 348.1588)	

ARTICLE XIIa

M-R ZONE (MINERAL RESOURCES)

SECTION 12.50. USES PERMITTED.

- a. Uses Permitted. Notwithstanding the requirements of Section 12.51, the following uses are permitted on parcels not less than 20,000 square feet in area:
 - (1) Agricultural use of the soils for crops, orchards, grazing and forage.
 - (2) Electric and gas distribution, transmission substations, telephone and microwave stations.
 - (3) Water well and any use appurtenant to the storage and distribution of water.
 - (4) Riding and hiking trails, recreation lakes, and camp grounds.
- b. The following uses are permitted in conformance with the development and performance standards of this article provided that the operator thereof holds a permit to conduct surface mining operations, issued pursuant to Riverside County Ordinance No. 555, which has not been revoked or suspended:
 - (1) Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay gypsum, limestone, metallic ores, and similar materials, and the rehabilitation of the resulting excavations.
 - (2) Rock crushing plants, aggregate washing, screening and drying facilities and equipment, and concrete batching plants.

The uses permitted in this subsection and any accessory use established as a part thereof, shall assume a nonconforming status pursuant to the provisions of Section 18.6 on the date that the mineral resource on the site of such use or structure is depleted.
- c. Accessory Uses Permitted. Premises in the M-R Zone may be used for accessory uses provided such uses are established on the same parcel of land, are incidental to, and do not substantially alter the character of any permitted use, including but not limited to:
 - (1) Retail and wholesale distribution of materials produced on the site.
 - (2) Storage of trucks and excavating vehicles.
 - (3) Storage of materials and machinery used in the operation.
 - (4) Scales and weighing equipment.
 - (5) Offices and maintenance shop structures, including use of mobilehomes.
 - (6) Residences and mobilehomes for caretakers or watchmen and their families provided no compensation is received for the use of any such residence, mobilehome or mobilehome space.

- (7) Maximum of two on-site signs, each not over 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 dryers shall be subject to the following standards.

- a. Noise Suppression. All equipment and premises employed in conjunction with any of the uses permitted in the M-R Zone shall be constructed, operated and maintained so as to suppress noise and vibrations which are or may be injurious to persons living on adjoining property.
- b. Roads and Driveways. All roads and driveways shall be kept wetted while being used or shall be treated with oil, asphaltic concrete or concrete, or other palliative to prevent the emission of dust.
- c. Access Roads. All private access roads leading off any paved public street onto property used for any purpose permitted in Section 12.50 (b) 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 \$300,000,000 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)
05-04-72	(Ord. 348.1023)
08-14-73	(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, including Section 6.50 (i) if the lot in question is at least 10 acres in size, subject to the requirements set forth therein except as modified above.

Amended Effective:

05-03-94 (Ord. 348.3571)

- 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 noncommercial 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) (Deleted)
- 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) (Deleted)
 - (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) (Deleted)
 - (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.
- g. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
- h. Any use that is not specifically listed in subsections d. and e. 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:

11-23-82 (Ord. 348.2140)
 05-19-83 (Ord. 348.2162)
 08-29-85 (Ord. 348.2510)
 04-04-87 (Ord. 348.2669)
 06-20-89 (Ord. 348.3043)

04-25-94 (Ord. 348.3571)

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)	10-19-72	(Ord. 348.1091)
06-16-65	(Ord. 348.371)	02-01-74	(Ord. 348.1281)
09-15-65	(Ord. 348.391)	05-30-74	(Ord. 348.1327)
01-19-66	(Ord. 348.422)	03-20-75	(Ord. 348.1429)
07-27-66	(Ord. 348.459)	12-10-75	(Ord. 348.1481)
12-06-67	(Ord. 348.534)	09-08-77	(Ord. 348.1588)
07-16-69	(Ord. 348.638)	04-12-79	(Ord. 348.1688)
04-15-70	(Ord. 348.710)	11-29-79	(Ord. 348.1729)-
09-16-70	(Ord. 348.773)		operative 01-01-80)
03-11-71	(Ord. 348.859)	12-23-82	(Ord. 348.2140)
08-11-71	(Ord. 348.905)	05-19-83	(Ord. 348.2162)
05-04-72	(Ord. 348.1023)	04-26-94	(Ord. 348.3571)

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 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.
 - (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 of waste products produced on the property.
 - (5) Future Farmers, 4-H, or similar projects.
 - (6) Farms for commercial egg production, including the ancillary activities of grading, washing, and packing of whole eggs, and the containerizing of those eggs incidentally broken during such ancillary activities. No permanent building or structure used in conjunction with such processing operations shall be located closer than 20 feet from the exterior boundaries of the property.
 - (7) The breaking, separation, pasteurization, containerizing, and freezing of eggs; provided, however, that such processing shall not be allowed except in conjunction with a

farm for commercial egg production. The processing operations listed above shall be limited to the eggs produced on-site or from other farms owned by the same property owners. No permanent building or structure used in conjunction with such processing operations shall be located closer than 20 feet from the exterior boundaries of the property.

- 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 uses listed below are permitted provided a conditional use permit is granted. In addition to the notice of hearing provided in Section 18.26 of this ordinance, notice of hearing on any such conditional use permit shall be given by mail to all owners of real property which is located within one-half mile of the exterior boundaries of the project upon which the proposed project is located, as such owners are shown on the last equalized assessment roll and any update.
- (1) Packaging of poultry waste products, marketing of packaged waste poultry products, or the processing of waste poultry products other than those produced on the property.
 - (2) The drying, packing, canning, freezing and other accepted methods of processing the produce resulting from the uses permitted by Section 13.51 b.(1), when such processing is primarily in conjunction with a farming operation. No permanent building or structure used in conjunction with such processing operations shall be located closer than 20 feet from the exterior boundaries of the property.
 - (3) The breaking, separation, pasteurization, containerizing, and freezing of eggs produced by farms for commercial egg production under different property ownership, the processing in any manner of purchased broken eggs, and the drying and other accepted methods for the processing of eggs not specifically permitted in Sections 13.51 b.(6) and 13.51 b.(7); provided, however, that such processing shall not be allowed except in conjunction with a farm for commercial egg production. No permanent building or structure used in conjunction with such processing operations shall be located closer than 20 feet from the exterior boundaries of the property.

- i. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

Amended Effective:

05-19-83 (Ord. 348.2162)
04-04-87 (Ord. 348.2669)
06-30-88 (Ord. 348.2856)

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)
01-13-76	(Ord. 348.1489)
07-02-81	(Ord. 348.1965)
05-19-83	(Ord. 348.2162)
06-30-88	(Ord. 348.2856)

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) (Deleted)
 - (7) (Deleted)
 - (8) (Deleted)
 - (9) (Deleted)
 - (10) Riding academies.
 - (11) (Deleted)
 - (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) Expansion of an existing dairy farm provided that:
 - a. The total number of animals permitted on expansion shall not exceed 150 percent of the total number of animals which were permitted for the original dairy farm.
 - b. Notwithstanding anything to the contrary, applications for Plot Plans submitted pursuant to Section 18.30 of this ordinance shall show the entire dairy farm as proposed after expansion.
 - (17) Beauty shops.
 - (18) Expansion of an existing commercial poultry operation provided that:
 - a. The total number of fowl permitted on expansion shall not exceed 150 percent of the total number of fowl which were permitted for the original commercial poultry operation.
 - b. Notwithstanding anything to the contrary, applications for Plot Plans submitted pursuant to Section 18.30 of this ordinance shall show the entire poultry operation as proposed after expansion.
- 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 operations, or the expansion of an existing commercial poultry operation, where the total number of fowl permitted on expansion will exceed 150 percent of the total number of fowl which were permitted for the original operation.
 - (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 farms, or the expansion of an existing dairy farm, where the total number of animals permitted on expansion will exceed 150 percent of the total number of animals which were permitted for the original operation.
- 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.
- h. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
- i. Any use that is not specifically listed in subsections e. and f. 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:

05-19-83 (Ord. 348.2162)
 01-02-86 (Ord. 348.2540)
 04-04-87 (Ord. 348.2669)
 06-20-89 (Ord. 348.3043)

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)	01-02-74	(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:

07-31-84 (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.
- d. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.25 of this ordinance.

Amended Effective:

07-31-84 (Ord. 348.2358)

04-04-87 (Ord. 348.2669)

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:

07-31-84 (Ord. 348.2358)

01-29-85 (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) When the gross area of a lot is less than one acre, the uses permitted in the R-1 Zone shall be the uses permitted. When the gross area of a lot is one acre or greater, the uses permitted in the A-1 Zone shall be the uses permitted.
- (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.
- (5) An Additional one-family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each 10 acres 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.
- (6) Radio and television broadcasting stations, antennas, cable installations, and microwave relay stations and towers in accordance with Section 18.30.a(3).
- (7) Churches, temples and other places of religious worship.

Amended Effective:

10-06-92 (Ord. 348.3447)

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 hydroelectric power plants, booster or conversion plants, transmission lines, pipe lines and the like.
- (3) Deleted

Amended Effective:

10-06-92 (Ord. 348.3447)

- (4) Telephone transmission lines, telephone exchanges and offices.
- (5) Railroads, including the necessary facilities in connection therewith.
- (6) Deleted

Amended Effective:

10-06-92 (Ord. 348.3447)

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 and animal hospitals.
- (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 vehicle parks.
- (19) Rifle, pistol, skeet, or trapshooting ranges.
- (20) Rodeo arenas.
- (21) Trail bike parks.
- (22) Trailer and boat storage.
- (23) (Deleted)
- (24) Commercial stables and riding academies.
- (25) Recreational lakes.

- (26) Disposal service operations.
- (27) Auction houses and yards.
- (28) (Deleted)
- (29) (Deleted)
- (30) Printers, publishers, film studios, or recording studios as accessory uses to an educational institution, church, temple or other place of religious worship.
- (31) Extraction and bottling of well water including the incidental manufacturing of bottles solely for use in the permitted extraction and bottling operation.
- (32) Outdoor film studios.
- (33) Camps.
- 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. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

Amended Effective:

11-11-82	(Ord. 348.2104)
11-23-82	(Ord. 348.2140)
07-03-84	(Ord. 348.2338)
04-04-87	(Ord. 348.2669)
03-12-87	(Ord. 348.2670)
03-29-88	(Ord. 348.2848)
06-30-88	(Ord. 348.2856)
06-20-89	(Ord. 348.3043)
09-05-89	(Ord. 348.3053)
10-06-92	(Ord. 348.3447)

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, 105 feet for other structures, or greater than 105 feet for broadcasting antennas is approved pursuant to 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)
03-23-66 (Ord. 348.427)
07-27-66 (Ord. 348.459)
04-17-68 (Ord. 348.556)
07-16-69 (Ord. 348.637)
06-10-70 (Ord. 348.737)
10-10-71 (Ord. 348.935)
05-04-72 (Ord. 348.1023)
05-30-74 (Ord. 348.1327)
06-20-74 (Ord. 348.1340)
11-07-74 (Ord. 348.1377)
03-20-75 (Ord. 348.1429)
10-02-75 (Ord. 348.1470)
05-19-83 (Ord. 348.2162)

12-10-75 (Ord. 348.1481)
04-21-77 (Ord. 348.1564)
09-08-77 (Ord. 348.1588)
11-29-79 (Ord. 348.1729)
03-05-81 (Ord. 348.1925)
07-02-81 (Ord. 348.1968)
11-11-82 (Ord. 348.2104)
12-23-82 (Ord. 348.2140)
05-19-83 (Ord. 348.2162)
07-03-84 (Ord. 348.2338)
09-05-89 (Ord. 348.3053)
10-06-92 (Ord. 348.3447)

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) Recreational vehicle parks and recreational vehicle storage areas, 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:

01-27-82 (Ord. 348.2140)
07-20-89 (Ord. 348.3043)

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)
07-20-89 (Ord. 348.3043)

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 corps.
- (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) Deleted.
- (6) Deleted.
- (7) Deleted.
- (8) Deleted.
- (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.
- (5) An additional one family mobilehome, excluding the principal dwelling, shall be allowed with a Section 18.30 plot plan approval for each 10 acres gross being farmed. Said additional mobilehome 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 mobilehome shall each have a floor area of not less than 450 square feet.
 - (b) The mobilehomes are not rented or held out for lease.
 - (c) The mobilehomes are located not less than 50 feet from any property line.

- (d) The mobilehomes are screened from view from the front property line by shrubs or trees and have a sprinkler system installed to insure the proper maintenance of plant materials.
- (e) 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.
- (f) The number of dwellings for employees shall not exceed two per established farming operation.

c. Uses permitted by Conditional Use Permit.

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

- (1) Recreational vehicle parks.
- (2) (Deleted)
- (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.
- (8) Golf courses with standard length fairways and customary appurtenant facilities, including club houses, restaurants, and retail shops.
- (9) Riding academies and stables, commercial and noncommercial.
- (10) Fishing lakes, commercial and noncommercial.
- (11) Outdoor film studios.
- (12) Airport or landing field.
- (13) Camps.
- (14) Guest ranch.

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. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

Amended Effective:

11-11-82	(Ord. 348.2104)
07-03-84	(Ord. 348.2338)
04-04-87	(Ord. 348.2669)
12-18-88	(Ord. 348.2452)
06-20-89	(Ord. 348.3043)
09-05-89	(Ord. 348.3053)

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)
07-24-73	(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)
07-03-84	(Ord. 348.2338)
11-18-86	(Ord. 348.2452)

ARTICLE XVc

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

SECTION 15.300. USES PERMITTED.

- a. All uses permitted in the W-2 Zone, subject to all the provisions and development standards of the W-2 Zone.
- b. Mobilehome used as a one-family residence, 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)

11-23-82 (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.
 - (7) Aquaculture.
- 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) Recreational vehicle parks.
 - (7) (Deleted)
 - (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.
 - (2) Meteorological towers.
- 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)
08-28-86 (Ord. 348.2612)
07-20-89 (Ord. 348.3043)

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)
07-24-73 (Ord. 348.1190)
09-13-73 (Ord. 348.1201)
05-30-74 (Ord. 348.1327)
03-04-75 (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

- (1) Towers under 50 feet high.
- (2) Towers 50 feet and higher provided approval of a plot plan shall first have been granted pursuant to the provisions of Section 18.30.a. (1) of this ordinance. Such a plot plan shall be valid for a period of two years unless a WECS permit is approved on the underlying property within the two-yr period, in which case the plot plan shall be valid as long as the WECS permit is valid.

Amended Effective:
10-05-93 (Ord. 348-3567)

c. Deleted

Amended Effective:
10-05-93 (Ord. 348-3567)

- 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) 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.
 - (2) Electrical storage facilities for the temporary storage of power primarily produced upon the land where a permitted WECS or public utility use is established.
 - (3) Storage of trucks and other vehicles, machinery and materials on land where a permitted WECS or public utility use is established.
 - (4) Offices and maintenance shop buildings and structures on land where a permitted WECS or public utility use is established.
 - (5) One family dwellings for caretakers or watchmen and their families on land where a permitted WECS or public utility use is established, provided no compensation is received for the use of any such dwellings."

Amended Effective:

10-05-93 (Ord. 348.3567)

- 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)
03-29-88	(Ord. 348.2848)
10-05-93	(Ord. 348.3567)

ARTICLE XVIIa

SP ZONE (SPECIFIC PLAN)

SECTION 17.25. INTENT. The Board of Supervisors hereby finds that it is in the best interest of the County to encourage specific plans of land use for the development of large property holdings, which are otherwise eligible for development under the Riverside County General Plan. The Board further finds that land use allocations assigned to property under a specific plan are based on a variety of environmental and planning factors that may provide for balanced development but may not conform entirely to the zoning classifications contained in this ordinance. It is the intent of the Board in adopting this Article to provide a zoning classification tailored to specific plans of land use, and require implementing development to comply with the development standards contained in the adopted specific plan text.

SECTION 17.26. APPLICATION OF ZONE. The Specific Plan Zone shall be applied only to property for which a specific plan of land use has been adopted; provided, however, that the Specific Plan Zone may be adopted concurrently with a specific plan. The zone shall be applied only upon a finding that the specific plan of land use contains definitive development standards and requirements relating to land use, density, lot size and shape, siting of buildings, setbacks, circulation, drainage, landscaping, architecture, water, sewer, public facilities, grading, maintenance, open space, parking, and other elements deemed necessary for the proper development of the property.

SECTION 17.27. USES PERMITTED.

- a. The following uses may be permitted in the SP Zone, subject to the zoning requirements contained in the adopted specific plan and the procedural requirements of subsection b below:
 - (1) Residential uses including single-family and multi-family dwellings.
 - (2) Commercial and office uses.
 - (3) Manufacturing uses and industrial parks.
 - (4) Open space, recreation areas, and parks.
 - (5) Public facilities, including but not limited to, schools, libraries, government buildings, and water and sewer facilities.
 - (6) Health and community service facilities.
 - (7) Other uses adopted within the specific plan.
 - (8) Dry farming and field crops as interim uses.
 - (9) Uses incidental to the above.
- b. Any use permitted within a specific plan shall be subject to the permit requirements specified in the plan. Whenever the specific plan does not specify a procedure or lacks specificity with respect to the requirements for approval of any use, the use shall be subject to the most restrictive permit procedures contained in any zoning classification in which the use is listed.

SECTION 17.28. DEVELOPMENT STANDARDS. Uses shall conform to the development standards, conditions and any special restrictions contained in the adopted specific plan and any amendments thereto; provided, however, that if the specific plan lacks one or more standards, the applicable standards from the zoning classification which most closely fits the land use assigned to the site shall be utilized.

Added Effective:

06-30-88 (Ord. 348.2856)

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. **PARKING.** The number of required automobile storage spaces shall be determined in accordance with Section 18.12 of this ordinance at the time of the approval of the project; however, notwithstanding any provision in this ordinance to the

contrary, a twenty percent reduction in the total number of required vehicle parking spaces for residential purposes may be allowed if appropriate, and an additional five percent reduction may be allowed if the applicant proposes alternative senior citizen transportation programs; however, in no case shall the reduction of parking spaces exceed 25 percent of the total spaces required by Section 18.12 of this ordinance. Public street parking and tandem parking shall not be counted in this requirement. All required parking spaces shall be located entirely within the development, accessible to the units which they serve, and no parking space shall be located more than 150 feet from the unit it is designed to serve. Parking requirements for other facilities within the development shall be subject to the provisions of Section 18.12 of this ordinance and may not be reduced.

- 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.

- h. (Deleted)

- h. 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)

08-13-91 (Ord. 348.3341)

SECTION 18.7. SENIOR CITIZEN ZONING. Whenever a planned residential development for senior citizens has been or will be constructed pursuant to Sections 18.5 and 18.6, or, whenever, 'housing for older persons' has been or will be constructed in accordance with the 'housing for older persons' provisions of the Fair Housing Amendments Act of 1988 (42 U.S.C §3607), as they now exist and as they may from time to time be amended, a hearing may be set pursuant to the provisions of Section 20.1, et seq., to consider zoning that would limit the occupancy of dwelling units within the development or housing in question as hereinafter provided.

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, solely by persons 55 years of age or older in accordance with the 'housing for older persons' provisions of the Fair Housing Amendments Act of 1988 (42 U.S.C. §3607), as they now exist and as they may from time to time be amended."

Amended Effective:

08-13-91 (Ord. 348.3341)

04-13-93 (Ord. 348.3503)

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) Kennels and catteries. 20 years, provided, however, that the nonconforming right shall be lost upon a transfer of ownership which occurs five years or more after the building or use becomes nonconforming.
 - (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 unless such modifications bring the mobilehome into conformance with the zoning classification.
 - (3) Nonconforming multi-family dwellings. No structural additions are permitted unless such additions bring the dwelling unit 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:

02-08-83 (Ord. 348.2160)

02-03-87 (Ord. 348.2669)

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. The purpose of this section is to provide sufficient off-street parking and loading spaces for all land uses in the unincorporated area of the County of Riverside and to assure the provision and maintenance of safe, adequate and well-designed off-street parking facilities. It is the intent of this section that the number of parking spaces shall be in proportion to the need created by the particular type of use. The standards for parking facilities are intended to reduce street congestion and traffic hazards, promote vehicular and pedestrian safety and efficient land use. Off-street parking and loading areas shall be established in a manner which will promote compatibility between parking facilities and surrounding neighborhoods, protect property values and enhance the environment through good design by providing such amenities as landscaping, walls, fencing and setbacks, improve the appearance of parking lots, yards, uncovered sales areas and buildings, promote water conservation through the use of drought tolerant plants, native species and low-volume irrigation concepts, control heat, wind and air pollutants, minimize nuisances, and promote aesthetic values and the general well-being of the residents of the County.

Off-street vehicle parking shall be provided in accordance with this section when the 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. Off-street parking shall be located in a manner which provides for the effective use of the parking facility relative to the building or use to be served.
 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. Parking shall be conveniently distributed throughout a residential project.

2. Hospitals, rest or convalescent homes, rooming and lodging houses, and fraternity and sorority houses. Parking facilities shall be located not more than 150 feet from the building which the parking is to serve; provided, however, that a hospital may provide parking facilities more than 150 feet from the building the parking is to serve so long as an automatic parking gate or similar method of vehicular control is installed to insure that the parking lot is used solely for hospital purposes.
 3. 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 facility 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 one-half acre in area, all parking areas and driveways shall be paved with concrete, asphaltic concrete, brick, or equal surfacing. If the parcel is one-half acre in area, or larger, all parking areas and driveways shall 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, residential, or industrial use, all parking areas and driveways shall be paved with:
 - a. Concrete surfacing with a minimum thickness of 3½ inches and shall include expansion joints, or one-half gallon per square yard of penetration coat oil, followed within six months by application of one-fourth 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 based on the recommendations of a preliminary soil report. The structural section may be modified based upon the recommendations of a Registered Civil Engineer.

- c. Multi-family driveways. Where an interior driveway leading to a parking area in a multi-family or apartment complex is constructed with an inverted section, that section shall be constructed with a concrete ribbon gutter.
- 2. Marking of paved or oiled parking areas.
 - a. If 5 or more parking spaces are provided, each space shall be clearly marked with white paint or other easily distinguishable material.
 - b. If 10 or more parking spaces are provided, and one-way aisles are used, directional signs or arrows painted on the surface shall be used to properly direct traffic.
- 3. Grading. All parking areas and driveways shall be graded to prevent ponding and to minimize drainage runoff 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. Outdoor lighting shall be of an energy efficient type, such as high-pressure sodium; however, outdoor lighting located within 30 miles of the Mt. Palomar Observatory shall be low-pressure sodium lamps which are oriented and shielded to prevent direct illumination above the horizontal plane passing through the luminaire.
- 5. Walls. All paved parking areas, other than those required for single family residential uses, which adjoin property zoned R-1, R-1A, R-2, R-2A, R-3, R-3A, R-4, R-5, R-6, R-A, or R-T, 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, General Provisions.
 - a. A Landscaping, Irrigation and Shading Plan shall be required for all plot plans, conditional use permits, public use permits, surface mining permits, subdivisions, and any other permit when the Planning Director deems it necessary. All Plans shall be submitted and acted upon concurrently with the permit application. All parking lot plans must include a Shading Plan.
 - b. No less than seven copies of the grading, landscaping and irrigation plans shall be submitted for approval by the Planning Director.
 - (1) All plans shall show the following information:
 - a. The first sheet shall show the name and address of the project, sheet numbers, numbers of sheets, and shall be the sheet title sheet

- b. The first sheet, or any other sheet, shall show the required technical data, including scale of drawing, North arrow, date drawn, and dates of revisions, if applicable, all property lines and project limits if other than property limits, all easements, fences, walls, curbs, roads, walks, structures, mounds, swales, manholes, banks, and all plant and landscaping materials, grading, irrigation and other exterior elements proposed. A legend shall also be included for each symbol used.
- (2) The grading plans shall show the drainage of all planting areas and the heights of mounds. Mounds shall not exceed 3:1 slope, and no mound over 30" inches high shall be placed within 10 feet of any street and/or alley intersections.
- (3) All landscaping plans shall show the following:
 - a. The locations of all existing landscaping material, and where proposed landscaping material is to be placed. Existing trees shall be preserved whenever it is practical to do so, and shall be shown on the landscaping plan. Existing trees to be removed pursuant to Ordinance No. 559 shall also be shown on the landscaping plan.
 - b. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. Trees shall be drawn to size as indicated on the Shade Tree List which List shall be located in the Planning Department.
 - c. Soil surface of all planters shall be shown planted or covered with suitable material.
 - d. The quantities and sizes of all trees, shrubs and groundcover shall be indicated. Trees shall be a minimum 15 gallon size. Shrubs shall be a minimum 5 gallon size; however, the use of smaller plants may be approved for areas where color or growth habits make it suitable.
 - e. All plants shall be listed by correct botanical name and common name.
 - f. Lawns shall be indicated by common name of species and method of installation (seeding, hydromulching or sodding).
 - g. Planters in parking lots shall be protected by a curb six inches wide and six inches high.
 - h. All parking lots shall be screened from view in urban areas along the entire perimeter of the lot by the construction of either a three foot high and three foot wide earthen berm, or a three foot wide planter with shrubbery that can be maintained at a height of three feet; provided, however, that where the parking lot is adjacent to a street right-of-way the berm or planter shall be five feet in width.

- i. No trees shall be planted within 10 feet of driveways, alleys and/or street intersections.
 - j. A six inch high curb with a 12 inch wide concrete walkway shall be constructed along planters on end stalls adjacent to automobile parking areas.
 - k. Proposed treatment of all ground surfaces, including paving, turf, and gravel, shall be shown.
 - l. All trees shall be double-staked and secured with a rubber or plastic strip, or other commercial tie material. Wire ties shall not be used.
- (4) An Irrigation Plan shall show the following:
- a. Locations of all irrigation components, such as sprinkler heads, valves, pipes, backflow prevention devices and water taps. If applicable, automatic controllers, quick couplers, hose bibs and washer boxes shall be shown.
 - b. Sprinkler spacing shall not exceed the manufacturer's recommended spacing or, if no spacing is recommended, spacing shall not exceed 60% of the diameter of throw.
 - c. Proposed radius or diameter of throw at a stated pressure (P.S.I.) for each sprinkler head shall be shown. Any other pertinent information such as low angle spray, adjustable spray diameter, shall also be shown. A detail of installation for each type of head used shall be included.
 - d. Backflow prevention devices shall comply with the latest edition of the uniform Plumbing Code as adopted by the County.
 - e. No sprinklers on risers shall be installed next to walks, streets and/or pavement. Sprinklers in hazardous locations shall be flush mounted on high pop models only.
- (5) Parking lot shade. Shade shall be determined by using an appropriate percentage of crown diameter listed on the approved Shade Tree List. A mix of tree types (genera) is required if more than five trees are proposed.
- (6) Landscaping shall be incorporated into the design of all off-street parking areas, including covered and decked, as follows:
- a. Planters, Landscaping. Planters containing live landscaping shall be provided adjacent to and within parking areas in accordance with the following regulations:
 1. A planter at least five feet wide, excluding curbing, shall be provided adjacent to all street right-of-way. In addition, any area within the street right-of-way between the edge of the sidewalk and outer edge of the right-of-way shall also be developed as a planter or landscaped area in conjunction with the required five foot planter, unless this requirement is waived by the

Planning Director. A planter shall be increased to 8 feet, excluding curb, for at least 45 feet for every 150 feet of frontage street right-of-way. Within this planter trees from an approved list shall be planted no further than 25 feet on center, and at least five feet but not further than 10 feet from the back of the sidewalk. The planter shall include shrubs, hedges, and other natural growth or other features such as berms, designed to form a partial visual screen at least three feet in height, except within 10 feet of street and driveway intersections where landscaping shall not be permitted to grow higher than 30 inches. Nothing in this section shall preclude the installation of additional landscaping and the planting of additional trees so long as such planting is consistent with the visibility regulations. At the discretion of the appropriate authority, a barrier free, four foot wide paved walkway may be provided through the required planter at street and driveway intersections to provide unencumbered access for the handicapped from the sidewalk to the parking lot. Such walkway shall be located so as to facilitate the most direct movement of persons using sidewalk curb ramps, if such are provided. Bus shelters may be located within this planter if approved by the Planning Director but such shelters shall not be placed so as to reduce the number of trees which are otherwise required by this section.

2. No parking space shall be located within three feet of any property line. Any open areas in the interior shall be landscaped with appropriate plant materials and maintained in good condition as provided in Section 18.12 (b).
3. A planter at least five feet wide, excluding curbing, shall be provided adjacent to properties used for residential purposes or zoned R-1, R-2, R-2A, R-3, R-3A, R-4, R-6, R-A or R-T. Within this planter, one screen tree from the approved list shall be planted at an average of at least every 25 feet on center, in combination with other plants, to provide a dense visual screen.
4. In addition to the perimeter landscaping required by subsection (a), parking lots of five spaces or more shall provide landscaped areas interior to the parking lot covering a percentage of the total parking area as follows:

Parking Spaces Required	% of Total Parking Area to be Landscaped	State and County Scenic Highways
5 - 24 spaces	5.0% minimum	6.0% minimum
25 - 49 spaces	7.5% minimum	8.5% minimum
50+ spaces	10.0% minimum	11.0% minimum

Parking lot landscaping shall include shade trees, from an approved list, placed so as to provide for adequate shade canopies within 15 years of age as follows:

Percent of Total Parking Area

Parking Spaces Required to be Shaded

5 - 24 spaces	30% minimum
25 - 49 spaces	40% minimum
50+ spaces	50% minimum

Tree coverage shall be determined by the approximate crown diameter of each tree at 15 years, as estimated on the approved tree list. Trees shall be a minimum 15 gallon size at planting.

The percentage of area required to be shaded shall be based on the number of uncovered parking spaces; driveways and interior traffic circulation are excluded. Multilevel parking complexes are exempt of shading requirements.

5. When the total uncovered parking area on the property (including adjoining parcels over which the property has parking privileges) exceeds 3,600 square feet, the following shall be required in addition to other provisions of this section as part of a landscape plan.
 - a. Tree, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for such trees and shrubs shall be protected from automobile traffic by concrete curbs.
 - b. All ends of parking lanes shall have landscaped islands. All landscaped islands shall have a minimum width of five feet excluding curbs.
 - c. Prior to the issuance of a building permit, performance securities, in an amount to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls, and fences in accordance with the approved plan, and adequate maintenance of the planting for one year shall be filed with the Director of Building and Safety. The Building Director shall be authorized to execute on behalf of the County agreements and bonds in accordance with this subparagraph and only upon the

forms and terms approved by the Board. Acceptable forms of security shall be limited to a bond from a duly authorized corporate surety, a deposit with the County of cash, an irrevocable instrument of credit from a regulated financial institution; or an irrevocable letter of credit issued by a regulated financial institution; provided, however, that a cash bond shall be required to guarantee the installation of plantings, walls and fences when the estimated cost is \$2,500 or less. The remaining performance surety shall be released one year after installation is approved provided the planting has been adequately maintained.

- (6) All landscaping shall be within planters bounded by a curb at least six inches high. No parking island planters shall be smaller than 25 square feet, excluding curbing. Each planter shall include an irrigation system.
- (7) Landscaped areas shall be distributed throughout the entire parking area as evenly as is appropriate in the design of the parking facility.
- (8) Existing mature trees on the site shall be preserved whenever it is practical to do so.
- (9) All landscaped areas shall be designed so that plant materials are protected from vehicle damage, encroachment or overhang.
- (10) All plant materials shall be maintained free from physical damage or injury arising from lack of water, chemical damage, insects, and diseases. Plant materials showing such damage shall be replaced by the same or similar species. Planting areas shall be kept free from weeds, debris, and undesirable materials which may be detrimental to safety, drainage, or appearance.
- (11) Drought tolerant species and native species shall be preferred over non-drought tolerant and non-native species. The quantity and extent of drought tolerant species shall be dependent on the climactic zone of the project. Landscaping may include natural features such as rock and stone, non-drought tolerant plants and structural features such as fountains, reflecting pools, art work, screens, wall and fences. Plant materials shall be grouped together in regards to water and soil requirements. In order to conserve water, alternative types of low volume irrigation concepts may be used, including, but not limited to drip/trickle, rotary spray, minispray, bubbler, and perforated soaker tubing.
- (12) Prior to the issuance of a final building occupancy certificate, all required landscape planting and irrigation shall have been installed and be in condition acceptable to the Director of Building and Safety. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and in good working order.

- (13) An automatic irrigation system for all planted areas shall be required. The layout of the system should consider meter water pressure, pipe size and length, and type of heads (sprinkler, bubbler or rainbird). Hose bibs located in each tree well site as may be considered adequate for irrigation of said trees.
- (14) Trees shall be planted and maintained throughout the parking lot area to ensure that within 15 years after establishment of the parking lot at least 50 percent of the parking area will be shaded. The parking lot shading plan shall be developed in compliance with Sections 18.12 (b) (6) of this ordinance. The parking lot shading plan should be calculated by using the diameter of the tree crown at 15 years. Each planting area shall be of adequate size for the landscaping approved and shall have adequate irrigation for that landscaping. The Planning Director shall establish a list of species appropriate for providing shade in parking lots, and shall review site plans of each parking lot to determine whether or not the lot complies with this section. Trees planted in order to comply with the regulations of this section shall be selected from the list prepared by the Planning Director. The applicant may choose to select a tree outside the Riverside County tree list so long as the selected tree complies with the intent of this ordinance.
- (15) Public parking areas shall be designed with a permanent curb, bumper, wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters or landscaped areas. If such protection is provided by means of a method designed to stop the wheel rather than the bumper of the vehicle, the stopping edge shall be placed no closer than two feet from the edge of any required sidewalks, planter or landscaped areas, and from any building. The innermost two feet of each parking space, between the curb and any planter or sidewalk, may remain unpaved, be planted with low ground cover, or added to any required or proposed landscaping to allow for bumper overhang. This additional planting area is considered part of the parking space and may not be counted toward satisfying any landscaping requirement.

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 a minimum 24 feet wide. All other driveways shall be a minimum 12 feet wide.
- c. All buildings shall be accessible by an all-weather roadway extending to within 150 feet of all portions of the exterior walls of the first story. The roadway shall be not less than 24 feet of unobstructed width and 13 feet 6 inches of vertical clearance. Where parallel parking is allowed, the minimum width shall be increased 8 feet parking for parking on one side and 16 feet for parking on both sides. Dead-end roads in excess of 150 feet shall have a minimum 45-foot radius turnaround at the end or as otherwise approved by the Fire Department. The minimum width of interior driveways for multi-family or apartment complexes shall be:
 - (1) 24 feet wide when serving less than 100 units and no parallel parking is allowed; carports or garages may be allowed on one side only.
 - (2) 28 feet wide when serving from 100 to 300 units and no parallel parking is allowed; carports or garages may be allowed on both sides.
 - (3) 32 feet wide when serving more than 300 units and no parallel parking is allowed.
 - (4) Where parallel parking is allowed, the minimum width shall be increased 8 feet for parking on one side and 16 feet for parking on both sides.
- c. Number of Required Parking Spaces. The minimum number of off-street parking spaces to be provided shall be as follows:
 - (1) Automobile repair and service shops: Four (4) parking spaces for every service bay, or one (1) space for every 150 square feet gross floor area, whichever is greater.
 - (2) Automobile service stations: Four (4) spaces plus four (4) spaces for each service bay.
 - (3) Automobile washing and cleaning establishments including self-service: Four (4) spaces and reserve parking equal to five (5) times the capacity of the car wash; for self-service automobile washes: Two (2) spaces for each stall.
 - (4) Banks, savings and loans and other financial institutions: One (1) space for every 250 square feet of gross floor area.
 - (5) Barber and beauty shops and similar uses: One (1) parking space for every 150 square feet of gross floor area or, one (1) parking space for each employee plus two (2) parking spaces for each barber chair/beautician station, whichever is greater.
 - (6) Bingo game operations, spaces as required by Ordinance No. 558.

- (7) Boarding houses, lodging or rooming houses, dormitories, fraternity and sorority houses: One (1) space for each sleeping room or, one (1) space for each two (2) beds, whichever is greater.
- (8) Bowling alleys: Three (3) spaces for each alley plus two (2) for each billiard table, plus one (1) space for each five (5) seats in any gallery.
- (9) Cemeteries and crematories, mausoleums, columbariums and funeral establishments when incidental to a cemetery: One (1) parking space for every two seats in the main assembly room plus one (1) parking space for each regular employee and one (1) parking space for each vehicle operated on the grounds by the proprietary institution.
- (10) Community, neighborhood and regional shopping centers, including those with restaurants: 5.5 spaces for every 1,000 square feet of gross leasable floor area.
- (11) Churches, chapels, and other places of worship: One (1) space for every three (3) fixed seats in the sanctuary and other assembly areas used simultaneously for assembly purposes with 18 linear inches of bench or pew to be considered one fixed seat. Where there are no fixed seats in the sanctuary or the assembly area, then one (1) space shall be provided for every 35 square feet of assembly area with assembly area not including foyers, corridors, restrooms, kitchens, storage and other areas not used for assembly of people. When a bus is kept in connection with the use, a reduction of two (2) parking spaces for each bus may be allowed.
- (12) Clubs, discos, ballrooms, cabarets, cocktail lounges, dance halls, lodges, and incidental dancing areas and similar facilities where dancing is the principal use of the premises: One (1) parking space for every two (2) seats based upon the capacity of the fixed and movable seating area as determined under the building code, or one (1) parking space for every 30 square feet of dance floor area, whichever is greater.
- (13) Furniture, drapery, plumbing, floor covering, and appliance stores: One (1) space for each 750 square feet of sale or display area.
- (14) Freestanding convenience markets, liquor stores, supermarkets: One (1) space for each 200 square feet of gross floor area.
- (15) Game courts, tennis courts, racketball clubs: Three (3) parking spaces for each court, in addition to all spaces required for other uses on site.
- (16) General retail: Except as otherwise specified herein, five (5) spaces for every 1,000 square feet of gross floor area.
- (17) Golf Courses: Six (6) spaces per hole in addition to all spaces required for other uses on site. For driving ranges: One (1) space per tee, in addition to all spaces required for other uses on site.
- (18) Gymnasia, spas and health studios: One (1) space for every 200 square feet of gross floor area, or one (1) parking space for each occupant based upon the maximum occupant load as determined under the Uniform Building Code, whichever is greater.

- (19) Hospitals and Clinics: One (1) space for every two patient beds, plus one (1) parking space for every vehicle owned and operated by the hospital or clinic; plus one (1) parking space for each staff member and employee at the largest work shift.
- (20) Homes for the aged, sanitariums, convalescent homes, children's homes, asylums, and nursing homes: One (1) space for every three (3) beds, plus one (1) space for every three (3) employees, plus one (1) parking space for each vehicle owned and operated by the institution.
- (21) Hotels and motels: One (1) space for each room plus two (2) spaces for the resident manager.
- (22) Industrial uses: One (1) space for every two (2) employees on the largest work shift plus one (1) space for each vehicle kept in connection with the use; however if the number of workers cannot be determined, the required parking shall include: One (1) space for every 250 square feet of office area, one (1) space for every 500 square feet of fabrication area, one (1) space for every 1,000 square feet of storage area, and one space for every 500 square feet of floor plan which is uncommitted to any type of use.
- (23) Libraries, museums, art galleries, or similar uses: One (1) space for every two (2) employees plus one (1) space for every 300 square feet of gross floor area.
- (24) Medical and dental offices, clinics, and professional business offices: One (1) space for every 200 square feet of gross leasable floor area.
- (25) Miniature golf courses: Three (3) spaces per hole in addition to all spaces required for accessory uses.
- (26) Manufacturing or repair plants: Manufacturing or repair plants maintaining more than one (1) shift of workers shall provide two (2) parking spaces for every three (3) employees on each of the two (2) larger shifts plus one (1) parking space for each company operated vehicle.
- (27) Mini warehouses, self-storage: Two (2) spaces for every three (3) employees.
- (28) Mortuary and funeral homes: One (1) parking space for every three (3) fixed seats or one (1) space for every 35 square feet of gross floor area used for assembly purposes plus one (1) space for each employee.
- (29) Park and recreational uses: One (1) space for every 8,000 square feet of active recreational area within a park or playground, plus one (1) space per acre of passive recreational area within a park or playground.
- (30) Public utility facilities including, but not limited to electric, gas, telephone and telegraph facilities not having business offices on the premises: One (1) space for every two (2) employees plus one (1) space for each vehicle kept in connection with the use.
- (31) Pool and billiard rooms: Minimum of two (2) parking spaces for every table.
- (32) Restaurants, drive-thrus, walk-ups, cafes, lounges, and other establishments for the sale and consumption on the premises of

food and beverages: One (1) space for every 45 square feet of serving area plus one (1) space for every two (2) employees, or one (1) space for every three (3) seats, whichever is greater.

a. Fast food car pick-up restaurants:

Notwithstanding any other provision and requirement of this ordinance to the contrary, additional vehicle storage spaces for fast food car pick-up restaurants shall be required as follows:

1. Vehicle storage for eight vehicles at 25 feet per vehicle prior to the order placement location. All storage shall be off-street.
2. The driveway for vehicle storage and drive-up window shall be designed in a way that will not interfere with the free or orderly circulation of the parking lot. Additional parking shall be provided according to Section 18.12 of this ordinance

b. For all other uses that have a drive-up window but do not serve food, there shall be vehicle storage for 8 vehicles prior to the drive-up window.

(33) Residential: Single family and multiple family residences, condominiums, apartments, Planned Residential Developments for senior citizen housing, and mobile home parks:

a. Multiple family residences:

1. Single Bedroom or studio dwelling unit: 1.25 spaces per dwelling unit.
2. Two bedroom dwellings: 2.25 spaces per dwelling unit. Such spaces shall be located within 200 feet of the building to be served by these spaces.
3. Three or more bedroom dwellings: 2.75 spaces per dwelling unit located within 200 feet of the building to be served by these spaces.

b. Single family residences: Two (2) spaces per dwelling unit.

c. Planned Residential-Senior Citizen Developments: In accordance with Section 18.6(f) of this ordinance and subsection (e) below.

d. Mobilehome parks: A minimum of two (2) off-street auto parking spaces, which may be tandem, for each travel trailer and mobile home space, and at least one (1) additional space for guest parking for each eight mobile home spaces within the park.

e. Covered parking spaces: Apartments, condominiums, multiple family residences, senior citizen and planned residential developments shall provide a minimum of one (1) covered, semi-enclosed or carport parking space per unit. The car enclosure or carport shall be architecturally harmonious with the main residential buildings.

(34) Salvage and junk yards, automobile dismantling, auto wrecking yards, storage yards, scrap metal processing and similar uses: One (1) parking space for every 5,000 square feet of lot area.

(35) Self-service laundries: One (1) space for every three machines (washers and dryers) or one (1) space for every 250 square feet of gross floor area, whichever is greater.

- (36)Stadiums, sports arenas, theaters, auditoriums, including school auditoriums:
One (1) parking space for every three (3) seats. Auditoriums, exhibition halls, and similar palaces where there is no fixed seating shall provide at least one (1) parking space for every 30 square feet of net floor area in the assembly hall(s).
- (37)Skating rinks, ice and roller: One (1) parking space for every three (3) fixed seats and for every 20 square feet of seating area where there are no fixed seats, and one (1) parking space for every 250 square feet of skating area. Twenty-four lineal inches of bench shall be considered one fixed seat.
- (38)Swimming pools (commercial): One (1) space for every 250 square feet of pool area, in addition to all spaces required for additional uses on the site.
- (39)Schools and colleges:
a. Day care center including nursery and preschool: One (1) parking space for every 500 square feet of gross floor area.

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- b. Elementary and intermediate: One (1) space for each classroom or one (1) space for every three (3) seats in the auditorium or multipurpose room, whichever is greater, plus off-street loading space for at least two school buses.
- c. High schools: One (1) parking space for each employee and each faculty member plus one (1) parking space for every 8 enrolled students.
- d. When a school bus is kept in connection with a use in subsections a, b, and c above, a reduction of two (2) spaces for each bus may be allowed.
- e. Colleges and universities: Colleges and universities shall provide the greater of the following:
1. One (1) parking space for each employee and each faculty member and one (1) parking space for every two students; or,
2. One (1) parking space for every three (3) seats in the main auditorium or stadium, whichever is the greater.
- (40)Trade schools, business colleges, commercial schools and other private schools: One (1) space for every two students plus one (1) space for each employee.
- (41)Recreational vehicle parks: At least one (1) and parking space shall be provided at each recreational vehicle site and an additional one (1) visitor parking space shall be provided for every five (5) recreational vehicle sites.
- (42)Uncovered sales areas, including areas for new or used automobiles, boat or trailer sales, lumber or building material yards, plant nurseries or similar uses: A minimum of five (5) customer parking spaces for the first 5,000 square feet of uncovered sales area and one (1) customer parking space for each additional one thousand (1,000) square feet of uncovered sales area to a required maximum of 20 customer parking spaces. In

addition, there shall be at least one (1) parking space for each employee.

(43) Video arcades: One (1) parking space for every three (3) machines or one (1) parking space for every 250 square feet of gross floor area, whichever is greater.

(44) Veterinary hospitals and clinics: One (1) space for every 300 square feet of gross floor area.

(45) Warehouses and wholesaling: One (1) parking space for each employee plus one (1) parking space for each company operated vehicle, or one (1) parking space for every 2,000 square feet of gross floor area, whichever is greater.

- d. Approval of Off-Street Parking Plan. A plot plan, pursuant to the provisions of Section 18.30 of this Ordinance shall be filed for approval of all off-street parking facilities, except for one and two-family residences, unless the off-street parking facilities are approved as a part of a comprehensive conditional use permit or plot plan approval. The Planning Director may, without notice or hearing, permit modifications to the Circulation, Landscaping, and Parking Layout requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.
- e. Alternative Programs for Parking. A residential, commercial or industrial project may, provide for alternative programs which serve to reduce parking demands in return for a reduction in off-street parking requirements. The Planning Director may reduce the parking requirement otherwise prescribed for any use, or combination of uses on the same or adjoining sites, to an extent commensurate with the permanence, effectiveness and demonstrated reduction in off-street parking demand effectuated by such alternative programs. Alternative programs that may be considered by the Planning Director under this provision include, but are not limited to, the following:
- (1) Private Van Pool/Car Operations: Office or industrial developments which guarantee preferred parking spaces to employees who participate regularly in a car pool or van pool may have their parking requirement reduced by two (2) vehicle spaces for every one (1) space which is marked for car pool/van pools at a preferred location; however, no reductions may exceed two percent of the required parking spaces.
 - (2) Mass Transit: Developments which are located within 150 feet of a Mass Transit entry way may have their parking requirement reduced by two percent of required parking spaces.
 - (3) Bicycle Parking: Developments which provide additional secure bicycle parking facilities over-and-above the minimum requirements may reduce their parking requirements by one (1) vehicle space for every three (3) additional bicycle spaces provided; however, no reduction may exceed two percent of the required parking spaces.
 - (4) Shared Parking Requirements: The Planning Director may, upon application by the owner or lessee of any property, authorize shared use of parking facilities under the conditions specified herein: Up to fifty percent (50%) of the required parking facilities for a use considered to be primarily a daytime use may

be provided by the parking facilities of a use considered to be primarily a nighttime use; and up to fifty percent (50%) of the required parking facilities for a use considered to be primarily a nighttime use may be provided by the parking facilities of a use considered to be primarily a daytime use; provided, however, that such reciprocal parking arrangements shall be subject to the conditions set forth in Paragraphs a, b and c below of this subsection.

The following uses are typical primarily daytime uses: banks, business offices, professional offices, medical clinics, service stores, retail stores (with limited hours), manufacturer/wholesale stores (with limited hours), grade schools, and high schools.

The following uses are typical primarily nighttime uses: bowling alleys, dance halls, theaters, restaurants (with limited hours), bars, nightclubs, auditoriums, and meeting halls. Other uses, such as churches, schools and gymnasiums or offices combined with recreational facilities, may allow use of shared parking facilities.

Conditions required for shared parking are:

- a. The building or use for which an application is being made shall be located within 150 feet of the existing off-street parking facility.
- b. Sufficient evidence shall be presented to the Planning Department demonstrating that no substantial conflict in the principal hours or periods of peak demand of the structures or uses for which the joint use is proposed will exist.
- c. Parties concerned in the use of shared use of off-street parking facilities shall evidence agreement for such joint use by a proper legal instrument recorded in the office of the County Recorder with two copies thereof filed with the Building and Safety Department.

(5) Request for Special Review of Parking.

Parking reductions or modifications exceeding the maximum specified in Section 18.12 (e) (1), (2), (3) and (4) may be granted as part of a review of a development plan, plot plan, subdivision, conditional use permit, public use permit, surface mining permit, planned residential development, specific plan or any other permit. The project proponent shall submit with the request whatever evidence and documentation is necessary to demonstrate that unusual conditions warrant a parking reduction, such as the multiple use of a parking area by uses having peak parking demands which occur at different times, floor plans which indicate that the floor area devoted to customer or employee use is less than typical for the size building proposed, or that other programs which will be implemented by the developer or tenant(s) which result in a demand such as the provision of monetary incentives to employees who regularly utilize public transit or participate in a car or van pool. As a condition of approval of the parking reduction, the applicant may be required to record agreements or covenants prior to issuance of a building permit, which assure that appropriate programs are implemented

for the duration of the parking reduction.

f. Size of Parking Spaces.

1. Covered or uncovered off-street parking spaces, except as noted below, shall be a minimum of 9 feet in width and 18 feet in depth.
2. Parallel parking spaces may be 8 feet in width and 22 feet in depth, with 30 foot depth end stalls.
3. Parking spaces with a side abutting a wall, building, fence, or other obstructions, shall be 2 feet wider than the standard required width.

g. Compact Car Parking. Up to twenty percent (20%) of the total parking count may be sized for compact cars. Compact car parking spaces shall be at least eight and one-half (8 1/2) feet in width and 16 feet in length, and shall be clearly marked "COMPACT CARS ONLY." Where an entire section of the parking lot is restricted to compact car parking with an angle of ninety (90°) degrees, the aisle width may be reduced to 23 feet; such compact sections, if used, should be located so as to minimize the distance from the section to the appropriate building or activity.

h. Bicycle Parking Facilities.

(1) Bicycle Parking Facility Classifications.

Bicycle parking facilities shall be classified as follows:

- a. Class I, an enclosed box with a locking door, typically called a bicycle locker, where a single bicyclist has access to a bicycle storage compartment.
- b. Class II, a stationary bicycle rack designed to secure the frame and both wheels of the bicycle, where the bicyclist supplies only a padlock.
- c. Class III, a stationary bicycle rack, typically a cement slab or vertical metal bar, where the bicyclist supplies a padlock and chain or cable to secure the bicycle to the stationary object.

(2) Minimum Bicycle Parking Requirements.

a. Bicycle parking facilities shall be provided as follows:

Bicycle Spaces For Bicycle Parking Facility Class

Use	Patrons or		Patrons or	
	Employees	Visitors	Employees	Visitors
All commercial & service uses not otherwise listed	1 bicycle space for every 25 vehicle spaces required	1 bicycle space for every 33 vehicle spaces required	Class I lockers or Class II racks in an enclosed lockable area	Class II racks
Dinner restaurants cocktail lounges	1 bicycle space for every 50 vehicle spaces required	-0-	Class I lockers, or Class II racks in an enclosed lockable area	N/A

Industrial	1 bicycle space for every 25 vehicle spaces required	-0-	Class I lockers, or Class II racks in an enclosed lockable area	N/A
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- b. Where bicycle parking is required, the minimum number of bicycle spaces to be provided shall be two employee bicycle spaces and two patron or visitor spaces.
 - c. Where the application of the above table results in the requirement for a fraction of a bicycle parking space, such a space need not be provided unless the fraction exceeds fifty (50%) percent.
 - d. Where the application of the above table results in the requirement of fewer than six employee spaces, Class II racks need not be placed within an enclosed lockable area.
- (3) Design Standards. Bicycle parking facilities shall be installed in a manner which allows adequate spacing for access to the bicycle and the locking device when the facilities are occupied. General space allowances shall include a two foot width and a six foot length per bicycle and a five foot maneuvering space behind the bicycle. The facilities shall be located on a hard, dust-free surface, preferably asphalt or concrete slab.
- (4) Exemptions. Requests for exemptions from bicycle parking requirements shall be made in writing to the Planning Director.
- a. Exemptions from bicycle parking requirements shall be submitted and processed concurrently with the project application.
 - b. Exemptions may be granted depending upon the location of the site with respect to the urban area, the nature and hours of operation of the proposed use, the accessibility of the site by bicycle at present and in the future.
- i. Parking Spaces for Handicapped.
- (1) Parking spaces shall be provided for the handicapped in accordance with the number indicated by the following table:
- | Total number of
Parking Spaces | Number of Parking Spaces
Required for the
Handicapped |
|-----------------------------------|--|
| 1-40 | 1 |
| 41-80 | 2 |
| 81-120 | 3 |
| 121-160 | 4 |
| 161-300 | 5 |
| 301-400 | 6 |
| 401-5007
over 500 | 7 + 1 additional for each
200 additional spaces
provided |
- (2) Handicapped parking spaces shall be located so as to provide for safety and optimum proximity to curb ramps or other pedestrian ways providing the most direct access to the primary entrance of

the building served by the parking lot.

- (3) If only one handicapped space is provided, it shall be 14 feet wide and outlined to provide a 9 foot parking areas and a 5 foot loading and unloading area. When more than one space is provided in lieu of providing a 14 foot wide space for each parking space, two spaces can be provided within a 23 foot wide area lined to provide a 9 foot parking area on each side of a 5 foot loading and unloading area in the center. The minimum length of each parking space shall be 18 feet.
- (4) In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the walkways. The parking space shall be located so that a handicapped person is not compelled to wheel or walk behind parked cars other than their own. Pedestrian ways which are accessible to the physically handicapped shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space. However, ramps located at the front of physically handicapped parking spaces may encroach into the length of such spaces when such encroachment does not limit a handicapped person's ability to leave or enter their vehicle, and when it is determined that compliance with any regulation of this subsection would create an unreasonable hardship. In addition, parking spaces may be provided which would require a physically handicapped person to wheel or walk behind other than handicapped parking spaces when it is determined that compliance with these regulations would create an unreasonable hardship.
- (5) Surface slopes of parking spaces for the physically handicapped shall be the minimum possible, and shall not exceed one-fourth inch per foot (2.083% gradient) in any direction.
- (6) Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, which clearly and conspicuously states the following:
"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____."

In addition to the above requirements, the surface of each parking place shall have a surface identification duplicating the

symbol of accessibility in blue paint, of at least 3 square feet in size.

- j. (Not used).
- k. Mixed Uses. In the case of mixed uses, the total number of parking spaces required shall be the sum of the requirements for the various uses computed separately. The parking requirements for such use shall be determined by the Planning Director. Required parking spaces for one use shall not be considered as providing required parking spaces for any other use except in the case of shared parking as provided in Section 18.12(e)(4) of this ordinance.
- l. Parking Requirements for Uses not Specified. When parking requirements for a use are not specifically set forth herein, the parking requirement for such use shall be determined by the Planning Director and such determination shall be based upon the requirements for the most comparable use specified herein.
- m. Seats of Seating Capacity. Where the standards for parking set forth in this are based upon seating capacity, the capacity shall be determined by reference to the actual seating capacity of an area based upon the number of seats or one seat per 18 inches of bench or pew length and one seat per 24 inches of booth length for dining, but in no case shall seating be less than determined as required by the Uniform Building Code, Section 3301. For other areas where seats are not fixed, the seating capacity shall be determined as indicated by the most current Uniform Building Code adopted by the County.

Amended Effective:

05-29-84	(Ord. 348.2341)
05-29-84	(Ord. 348.2342)
12-12-85	(Ord. 348.2533)
08-28-86	(Ord. 348.2612)
06-30-88	(Ord. 348.2856)
02-16-89	(Ord. 348.2986)
06-06-89	(Ord. 348.3032)
06-20-89	(Ord. 348.3043)
05-05-92	(Ord. 348.3420)

SECTION 18.13. LOADING SPACE. On each lot used for manufacturing, storage, warehousing, goods display, department store, wholesale store, market, hotel, hospital, laundry, dry cleaning or other uses which involve 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. Each required loading space shall be paved with six inches of concrete over a suitable base and shall not be less than 10 feet wide, 35 feet long and 14 feet high, exclusive of driveways.

Table of Spaces Required. In any case, the minimum number of loading and unloading spaces indicated in the following table shall be provided:

Gross Floor Area (square feet)	Loading-Unloading Spaces (number)
7,499 or less	0
7,500 - 14,999	1
15,000 - 24,999	2
25,000 - 39,999	3
40,000 - 59,999	4
60,000 - 79,999	5
80,000 - 100,000	6
For each additional 100,000	6+1

Amended Effective:

11-12-85 (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 (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:

07-31-84 (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 semipublic 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:

05-29-84 (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 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 WORK 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 Ordinance No. 671, 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 10 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 Ordinance No. 671, 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)
05-31-83	(Ord. 348.2156)
07-03-84	(Ord. 348.2338)
01-03-85	(Ord. 348.2430)
03-12-87	(Ord. 348.2670)

- 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 Ordinance No. 671. 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 forth the specific provisions of the ordinance for which the variance is being requested.
 - (3) If the application for a variance is in connection with a land division pursuant to the land division ordinance, the application shall be construed to be a waiver of any shorter time limitations on processing both a variance and a land division; including time limitations on appeals of either application, so that both applications are processed in the public hearing held under Section 18.26 as one unit to final decision.
- c. PUBLIC HEARING. A public hearing shall be held on all variance applications in accordance with the provisions of Section 18.26, and all the procedural requirements and rights of appeal as set forth therein shall govern the hearing. All public hearings on

variances which require approval of a permit or land division shall be heard by the hearing body which has jurisdiction of the principal application. All public hearings on variances which do not require approval of a permit or land division within the area of jurisdiction of the East Area Planning Council shall be heard by the Council, and all public hearings on variances which do not require approval of a permit or land division 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 Ordinance No. 671. 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. **REVOCAION OF VARIANCE.** Any variance granted may be revoked upon the findings and procedure contained in Section 18.31.

Amended Effective:

08-28-1986 (Ord. 348.2612)

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 Ordinance No. 671 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.
 - (5) Dimensioned elevations, including details of proposed materials for elevations.
- 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. Notwithstanding any provision in this ordinance to the contrary, the hearing on a conditional use permit application which requires the approval of a change of zone shall be heard in accordance with the provisions of Section 20.3a 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 Ordinance No. 671. 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. **REVOCACTION OF PERMIT.** Any conditional use permit granted may be revoked upon the findings and procedure contained in Section 18.31.

Amended Effective:

03-12-87 (Ord. 348.2670)
06-30-88 (Ord. 348.2856)

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 Ordinance No. 671 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. HEARING AND NOTICE OF DECISION. Upon acceptance of an application as complete, the Planning Director shall transmit a copy of the application to the members of the Land Division Committee and the Sewer and Water District having jurisdiction over the property for review and comment.

- (1) Not less than 30 days after an application is received as complete, the Planning Director shall schedule the time and date on which the Director's decision on the application is to be made. Not less than 10 days prior to the date on which the decision is to be made, the Planning Director shall give notice of the proposed use by mail or delivery to all owners shown on the last equalized assessment roll and any updates as owning real property within a 300 foot radius of the exterior boundaries of the proposed project. Notice of the proposed use shall also be given by publication in a newspaper of general circulation in the County. The notice shall include the statement that no public hearing will be held unless a hearing is requested in writing before the date scheduled for the decision to be made. No public hearing on the application shall be held before a decision is made unless a hearing is requested in writing before the date scheduled for the decision to be made. No public hearing on the application shall be held before a decision is made unless a hearing is requested in writing by the applicant or other affected person, or if the Planning Director determines that a public hearing should be required. The Planning Director shall give notice of the decision to the applicant and to any other person who requests notice of the decision. The decision of the Planning Director shall be considered final unless within 10 days of the date of mailing of decision to the applicant an appeal therefrom is filed.
- (2) If a public hearing is required under the provisions of this subsection, notice of the time, date and place of the hearing before the Planning Director, 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 as follows:
 - a. Mailing or delivering to the owner of the subject real property or the owner's duly authorized agent.
 - b. Mailing or delivering to all owners of real property which is located within a 300 foot radius of the exterior boundaries of the subject property, as such owners are shown on the last equalized assessment roll and any updates.
 - c. The Planning Director may require that additional notice be given in any other matter the Director deems necessary or desirable.
- (3) If a public hearing is required, the Director shall hear relevant testimony from interested persons and make a decision within a reasonable time after the close of the public hearing. The Planning Director shall give notice of the decision to the applicant, and the decision of the Planning Director shall be considered final unless within 10

days of the date of mailing of the notice of decision to the applicant an appeal therefrom is filed.

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 either the existing unit or the proposed additional unit is and will be the dwelling unit of the owner-occupant.
- (4) On lots equal to or greater than 20,000 square feet in area, the total square footage of the living area of the designated 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 1,800 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 proposed unit shall have roofing materials, siding materials, and such additional items, that will assure compatibility with area development, 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 where the placement of the second unit at the rear or side portion of the lot would be impractical due to the location of the principle unit. In addition, approval shall require 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 unlimited. However, five (5) years after the permit is approved and every five (5) years thereafter, the permittee shall submit a form to the Planning Department which requires the permittee to verify that the second unit is being used in compliance with the provisions of Section 18.28a., as well as any conditions of approval imposed in connection with the permit, and that all construction permits and inspections which may be required pursuant to the provisions of Ordinance No. 457 have been obtained. Said form shall be accompanied by the fee set forth in Ordinance No. 671. Failure to submit the form and the appropriate fee may result in the revocation of the second unit permit in accordance with Subsection 18.28a.h.

Amended Effective:

12-17-91 (Ord. 348.3407)

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 requirements that there be an existing one-family detached unit and that either the existing unit or the proposed additional unit is and will be

- the dwelling unit of 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 unlimited. However, five (5) years, after the permit is approved and every five (5) years thereafter, the permittee shall submit a form to the Planning Department which requires the permittee to verify that the second unit is being used in compliance with the provisions of Subsection 18.28a.e., as well as any conditions of approval imposed in connection with the permit, and that all construction permits and inspections which may be required pursuant to the provisions of Ordinance No. 457 has been obtained. Said form shall be accompanied by the fee set forth in Ordinance No. 671. Failure to submit the form and the appropriate fee may result in the revocation of the second unit permit in accordance with Subsection 18.28a.h.

This ordinance shall be applicable to all second unit permits approved prior to or subsequent to the effective date of this ordinance. Any condition of approval on a second unit permit, which provides that the life of the permit is limited to five (5) years, shall be considered null and void.

Amended Effective:

12-17-91 (Ord. 348.3407

- 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 ten (10) 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 Ordinance No. 671. 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 ten (10) 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:

07-10-84	(Ord. 348.2360)
03-05-85	(Ord. 348.2444)
08-29-85	(Ord. 348.2510)
06-05-86	(Ord. 348.2580)
03-12-87	(Ord. 348.2670)
06-30-88	(Ord. 348.2856)
12-17-91	(Ord. 348.3407)

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 either the principal unit or the proposed additional 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 sewered.
- (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:

07-10-84 (Ord. 348.2360)
06-30-88 (Ord. 348.2856)

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 children that is licensed by the California Department of Social Services, or by the Riverside County Department of Public Social Services, not including a home or facility that serves six

or fewer children or aged persons, nor a large family day care home that serves seven to twelve children. Said facilities shall be developed in accordance with the standards set forth in Sections 19.102 and 19.103 of this ordinance.

- (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 Ordinance No. 671, 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 Ordinance No. 671. 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.

Amended Effective:

06-30-88 (Ord. 348.2856)

SECTION 18.29a. LARGE FAMILY DAY CARE HOME PERMITS. Wherever an application for a large family day care home permit is submitted, the following provisions shall take effect:

- A. **REQUIREMENT FOR PERMIT.** The California Legislature has enacted Section 1597.46 of the Health and Safety Code which provides that cities and counties should not prohibit large family day care homes on lots zoned for single-family dwellings, but may require an applicant for a large family day care home to apply for a permit. A large family day care home means a home which provides family day care to 7 to 12 children; inclusive, including children under the age of 10 who reside at the home. Pursuant to Section 1597.46(a) (3) of the Health and Safety Code, the Board of Supervisors determines that any person may, subject to the requirements of this section, use a single-family dwelling unit for the operation of a large family day care home in any zone where single-family dwellings are permitted.

Amended Effective

05-05-92 (Ord. 348.3420)

- B. **APPLICATION.** Every application for a large family day care home shall be made in writing to the Planning Director on the forms provided by the Planning Department, shall be accompanied by the filing fee set forth in Ordinance No. 671, 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.
2. Assessor's parcel number of the premises.

3. A plot plan drawn to scale and in sufficient detail to clearly describe the following:
 - a. Boundary and physical dimensions of the property.
 - b. Location and dimensions of all existing and proposed buildings, structures, access, yards, drives, parking areas, landscaping, signs, walls and fences.
 - c. Location and dimensions of adjacent streets, drainage structures, utilities and all easements.
 - d. Topography of the property.
 - e. Such additional information as shall be required by the application form.
 4. A list of the names and addresses of all owners of real property located within 300 feet of the exterior boundaries of the property as shown on the last equalized assessment roll and any update issued by the County Assessor.
- C. PROCESSING OF APPLICATION. Upon acceptance of an application as complete, the Planning Director shall transmit a copy of the application to the Land Division Committee and any interested public and private agencies.
- D. HEARING AND NOTICE OF DECISION.
1. Not less than 30 days after an application is received as complete, the Planning Director shall schedule the time and date on which the Director's decision on the application is to be made. Not less than 10 days prior to the date on which the decision is to be made, the Planning Director shall give notice of the proposed use by mail or delivery to all owners shown on the last equalized assessment roll and any updates as owning real property within a 300 foot radius of the exterior boundaries of the proposed project. Notice of the proposed use shall also be given by publication in a newspaper of general circulation in the County. The notice shall include the statement that no public hearing will be held unless a hearing is requested in writing before the date scheduled for the decision to be made. No public hearing on the application shall be held before a decision is made unless a hearing is requested in writing by the applicant or other affected person, or if the Planning Director determines that a public hearing should be required. The Planning Director shall give notice of the decision to the applicant and to any other person who requests notice of the decision. The decision of the Planning Director shall be considered final unless within 10 days of the date of mailing of the notice of decision to the applicant an appeal therefrom is filed.
 2. If a public hearing is required under the provisions of this subsection, notice of the time, date and place of the hearing before the Planning Director, 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 as follows:

- a. Mailing or delivering to the owner of the subject real property or the owner's duly authorized agent.
- b. Mailing or delivering to all owners of real property which is located within a 300 foot radius of the exterior boundaries of the subject property, as such owners are shown on the last equalized assessment roll and any updates.
- c. The Planning Director may require that additional notice be given in any other matter the Director deems necessary or desirable.

(3) If a public hearing is required, the Director shall hear relevant testimony from interested persons and make a decision within a reasonable time after the close of the public hearing. The Planning Director shall give notice of the decision to the applicant, and the decision of the Planning Director shall be considered final unless within 10 days of the date of mailing of the notice of decision to the applicant an appeal therefrom is filed.

E. **STANDARDS FOR APPROVAL.** No large family day care home shall be approved unless it complies with the following standards:

1. The lot is zoned for a single-family dwelling as a permitted use.
2. All dwellings used for large family day care facilities shall provide at least two (2) off-street parking spaces, no more than one of which may be provided in a garage or carport. These parking spaces may include spaces provided to meet residential parking requirements.
3. Unloading and loading of occupants from vehicles shall only be permitted on the driveway, approved parking area, or directly in front of the facility and shall not unduly restrict traffic flow. Residences located on arterial streets shall provide a drop-off and pick-up area designed to prevent vehicles from backing into the roadway.
4. Properties used for large family day care homes shall not be located closer than three hundred (300) feet from each other in all directions. In no case shall a residential property be directly abutted by a large family day care home on two or more sides.
5. An on-site identification sign may be permitted in accordance with the provisions of Section 19.4(d) of this ordinance.
6. The existing structures must pass a special inspection by the Department of Building and Safety to insure that the structures meet current health and safety codes.

7. The applicant must obtain and keep current all necessary state permits for the operation of a large family day care home.
8. No more than 12 children, including children who reside at the home, may be provided family day care at any family day care home, and no more than one family day care home is permitted on any single parcel.

Amended Effective
05-05-92 (Ord. 348.3420)

F. APPEAL.

1. An applicant or any interested person may file an appeal from the decision of the Planning Director within 10 days of the date of mailing of the notice of decision to the applicant. The appeal shall be filed with the Planning Director, accompanied by the fee set forth in Ordinance No. 671 and on the forms provided by the Planning Department. If a timely appeal is filed, the matter shall be set for public hearing before the Planning Commission not less than 13 nor more than 60 days thereafter. Notice of the time and place of the hearing shall be given in the same manner as notice was given of the public hearing before the Planning Director. The Planning Commission shall hear the matter de novo. The Planning Commission 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 Planning Director. The filing and mailing of the notice of decision shall be in accordance with section 18.26 of this ordinance.
2. An applicant or any interested person may file an appeal from the decision of the Planning Commission. The proceedings before the Board of Supervisors shall be in accordance with Section 18.26 of this ordinance.

Amended Effective:
05-05-92 (Ord. 348.3420)

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 Ordinance No. 671 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.
 - f. Dimensioned elevations, including details of proposed materials for elevations.
- (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).
- (3) Plot Plans for Large Commercial Developments. Notwithstanding any other provision in this subsection to the contrary, a noticed public hearing shall be held on a plot plan for a commercial development of 30 acres or larger. Plot plans that are within the area jurisdiction of the East Area Planning Council shall be heard by that Council; all other plot plans shall be heard by the Planning Commission. Notice of the time, date and place of the hearing shall be given as provided in Section 18.26(c). Any appeal of the Council or Commission decision shall be to the Board of Supervisors as provided in Section 18.30(e).
- (4) Notwithstanding any provision in this ordinance to the contrary, the hearing on a plot plan application which

requires the approval of a zone change shall be heard in accordance with the provisions of Section 20.3a, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

- 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 10 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 Ordinance No. 671. 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 10 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 five 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.** Any plot plan that is approved shall be used within two (2) year from the effective date thereof, or within such additional time as may be specified in the conditions of approval, which shall not exceed a total of five (5) years; otherwise, the plot plan shall be null and void. Notwithstanding the foregoing, if a plot plan is required to be used within less than five (5) years, the applicant or his/her successor-in-interest may, prior to its expiration, request an extension of time in which to use the plot plan. A request for extension of time shall be made on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by the fee set forth in Ordinance No. 671 as the fee for extension of the time within which to use a conditional use permit. Within thirty (30) days following the filing of a request for an extension, it shall be considered by the hearing body or officer that originally approved the plot plan. An extension of time may be granted upon

a determination that valid reason exists for the applicant or his/her successor-in-interest not using the plot plan within the required period of time. If an extension is granted, the total time allowed for use of the plot plan shall not exceed a period of five (5) years, calculated from the effective date of the issuance of the plot plan. 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 plot plan shall be determined pursuant to Section 18.30 of this ordinance.

Notwithstanding any condition of approval that may may be attached to a plot plan approved before the effective date of this ordinance, the five (5) year time period specified in Section 1. hereof shall apply to all such plot plans that have not yet become null and void.

Amended Effective

08-13-91 (Ord. 348.3305)

01-19-93 (Ord. 348.3489)

- 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 replacing 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 implementation 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)

08-07-86 (Ord. 348.2591)

03-12-87 (Ord. 348.2670)

08-13-91 (Ord. 348.3305)

05-05-92 (Ord. 348.3420)

01-19-93 (Ord. 348.3489)

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 10 days following the mailing of the notice of revocation, the owner of the property to which the permit or variance applies may file with the Planning Director a notice of appeal from the decision of the Director of Building and Safety. A notice of appeal shall be accompanied by the filing fee set forth in Ordinance No. 671. A notice of appeal not accompanied by such fee shall be deemed null and void and shall not be processed.
 - (3) SETTING HEARING; COSTS. Appeals within the area jurisdiction of the East Area Planning Council, with the exception of appeals concerning commercial WECS permits, shall be heard by the Council or, if the Council so elects, shall be heard by a County Hearing Officer pursuant to and in accordance with Ordinance No. 643. All other appeals, including appeals concerning commercial WECS permits, shall be heard by the Planning Commission, or if the Commission so elects, shall be heard by a County Hearing Officer pursuant to and in accordance with Ordinance No. 643. . Notice of the time, date and place of the hearing shall be given as provided in Section 18.26(c). In the event that an appeal is heard by a County Hearing Officer and the owner of the property to which the permit or variance applies does not prevail in the appeal, the owner shall not be obligated to pay any hearing costs. In the event that an appeal is heard by a County Hearing Officer and the owner of the property to which the permit or variance applies prevails in the appeal, the owner shall not be obligated to pay all hearing costs.

- (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 ten (10) 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)
09-26-89	(Ord. 348.2937)
07-03-84	(Ord. 348.2338)
01-03-85	(Ord. 348.2430)
03-05-85	(Ord. 348.2444)
03-12-87	(Ord. 348.2670)
05-04-89	(Ord. 348.3018)

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 Ordinance No. 671, 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 wheel stops. 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 non flashing lighted directional signs located at public entrances to, or exits from, off-street parking areas.
 8. Unlighted or non flashing 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. See Ordinance No. 671

Delete Effective 04-27-89 (Ord. 348.3018)

SECTION 18.38. (Deleted)

Deleted Effective 04-27-89 (Ord. 348.3018)

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)
10-16-67	(Ord. 348.531)	02-14-78	(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)	09-19-78	(Ord. 348.1667)
02-21-68	(Ord. 348.545)	03-13-79	(Ord. 348.1688)

04-17-68	(Ord. 348.556)	07-05-79	(Ord. 348.1697)
01-27-69	(Ord. 348.609)	08-21-79	(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)	05-31-83	(Ord. 348.2156)
11-07-74	(Ord. 348.1377)	02-08-83	(Ord. 348.2160)
03-06-75	(Ord. 348.1411)	09-22-83	(Ord. 348.2219)
03-04-75	(Ord. 348.1435)	06 05-86	(Ord. 348.2580)

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.

- 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. In addition to the notice of hearing provided under Section 18.26, notice of hearing shall be given by mailing to all owners of real property which is located within one half mile of the exterior boundaries of the proposed project, as such owners are shown on the last equalized assessment roll and any update. The hearing body shall be the Planning Commission.

- 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 Ordinance No. 671. 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) Specific information on the type, size, height, rotor material, rated power output, performance, safety, and noise characteristics of each WECS model, tower and electrical transmission equipment.
- (6) A geotechnical report that shall at a minimum include the following:
 - (a) soils engineering and engineering geologic characteristics of the site based upon on-site sampling and testing.
 - (b) foundation design criteria for all proposed structures.
 - (c) slope stability analysis.
 - (d) grading criteria for ground preparation, cuts and fills, soil compaction.
 - (e) detailed fault hazard evaluation prepared by a California registered geologist or certified engineering geologist for WECS located within an Alquist-Priolo Special Studies Zone, County Fault Zone, or within 150 feet of any other active or potentially active fault.
 - (f) seismic hazards evaluation to include regional

seismicity, potential for strong groundshaking, and all appropriate primary and secondary seismic hazards.

- (g) recommendations regarding the need for automatic shutdown systems in event of groundshaking greater than the seismic design specifications of the WECS and tower.
- (7) A location map to scale of all dwellings within $\frac{1}{2}$ mile of the boundary of the property upon which the WECS are to be located.
- (8) An analysis to reduce air navigation clutter on airport radar facilities.
- (9) If the Planning Director determines it is necessary, the application shall be accompanied by a photograph or detailed drawing of each model of WECS including the tower and foundation; and one or more detailed computer or photographic simulation drawings showing the site fully developed with all proposed WECS and accessory structures.
- (10) If the application includes 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, the application shall be accompanied by a copy of written notification to the Federal Aviation Administration.
- (11) 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.
- (12) An application including any WECS which is located within a 2 miles of any microwave communications link shall be accompanied by a copy of a written notification to the operator of the link.
- (13) 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.
- (14) 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.

All WECS including the tower, foundation and accessory structures, shall comply with the requirements of the applicable seismic zone of the Uniform Building Code, the applicable groundshaking zone in the Comprehensive General Plan, and with the seismic design recommendation in an approved geotechnical report on the project.

Amended Effective:

10-05-93 (Ord. 348.3567)

- (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 date prior to July 23, 1985, shall be deemed inoperable if it has not generated power for 12 consecutive months.
- (2) A commercial WECS permit constructed pursuant to a commercial WECS permit with an effective date on or after July 23, 1985, shall be deemed inoperable if it has not generated power within the preceding two calendar quarters equal to at least 60 percent of the total "Projected Quarterly Production Per Turbine (kWh)" for the two calendar quarters. As used herein, the term "Projected Quarterly Production Per Turbine (kWh)" shall be defined as provided in Section 1382 of Title 20 of the California Administrative Code.
- 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. Permit Approval.

- (1) A commercial WECS permit shall not be granted unless the applicant demonstrates that the projected WECS noise level will be 45 dB(A) or less. The projected WECS noise level is the level of noise projected to be produced by all commercial WECS proposed under the permit application and shall be calculated in accordance with the technical specifications and criteria adopted pursuant to subsection d(12)c. A variance from this property development standard may be granted pursuant to the provisions of Section 18.27 of this ordinance.

- (2) The noise standard set forth in subsection d(12)a(1) above, shall be reduced by 5 dB(A) where it is projected that pure tone noise will be generated. A pure tone shall exist if the one-third octave band sound pressure level in the bandwidth of the tone exceeds the arithmetic average of the sound pressure levels on the two contiguous one-third octave bands by 5 dB for center frequencies of 500 Hz and above, and 8 dB for center frequencies between 160 and 400 Hz, and by 15 dB for center frequencies less than or equal to 125 Hz.

- (3) The point of measurement for the calculation of the WECS noise level projected pursuant to subsection d(12)a(1) above shall be determined as follows:

- a. All lots in the vicinity of the commercial WECS project property which are actually used or designated for residential, hospital, school, library, or nursing home purposes shall be identified. For the purposes of this subsection, a lot shall be deemed designated for residential, hospital, school, library, or nursing home purposes if it is located in any zone except C-1, C-P, C-T, C-P-S, I-P, M-SC, M-M, M-H, M-R, N-A, M-R-A, W-1, or W-E, and the Riverside County Comprehensive General Plan or any applicable adopted Community Plan designates the lot for such purposes; provided, however, that no lot owned by any governmental agency or public

- utility, or included in the commercial WECS project property shall be deemed designated for residential, hospital, school, library, or nursing home purposes.
- b. The lot line which is most distant from the proposed commercial WECS project shall be designated for all lots identified under subsection a above.
 - c. A line 100 feet closer to the proposed commercial WECS project shall be drawn parallel to all lot lines designated under subsection b above.
 - d. The point of measurement shall be the point on the parallel lines drawn under subsection c above which produces the highest projected WECS noise level; provided, however, that if a higher projected WECS noise level is calculated at any existing residence, hospital, school, library, or nursing home, the point of measurement shall be at such residence, hospital, school, library or nursing home.
- b. Operations.
- (1) Unless the conditions of approval provide a more restrictive standard, 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 actually 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.
 - (2) 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.
- c. All noise measurements and noise projections shall be made in accordance with the technical specifications and criteria developed by the Riverside County Health Department and adopted by resolution of the Board of Supervisors.
 - d. A toll-free telephone number shall be maintained for each commercial WECS project and shall be distributed to surrounding property owners to facilitate the reporting of noise irregularities and equipment malfunctions.

Added Effective:
10-05-93 (Ord. 348.3567)

- (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.
 - 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) 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 Ordinance No. 671. 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) (Deleted - 348.2686)

- 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)	06-05-86	(Ord. 348.2592)
10-13-83	(Ord. 348.2218)	07-23-87	(Ord. 348.2686)
08-02-84	(Ord. 348.2338)	05-24-89	(Ord. 348.3029)
08-22-85	(Ord. 348.2500)	10-05-93	(Ord. 348.3567)
11-12-85	(Ord. 348.2534)		

NOTE: This ordinance is an urgency ordinance necessary for the

immediate preservation of the public peace, health, or safety and shall go into immediate effect pursuant to Section 25123 of the Government Code. It is necessary for this ordinance to take effect immediately in that some may be approved commercial WECS be unable to meet the previously enacted minimum standard for power production even though such commercial WECS are fully operable, thereby impeding the timely development of otherwise acceptable commercial WECS projects.

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 Ordinance No. 671. 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.

SECTION 18.42a. APPLICATIONS FOR MODIFICATIONS TO APPROVED COMMERCIAL AND ACCESSORY WECS PERMITS. A request for approval of a modification to an approved Wind Energy Conversion System (WECS) Permit, shall be made in accordance with the provisions of this section. A modification under this section means a request for a determination of Substantial Conformance or a Revised Permit as further defined herein.

- a. **APPLICATIONS.** Applications for Substantial Conformance or a Revised Permit shall be filed in writing with the Planning Director, shall be accompanied by the fee for a Revised Permit set

forth in Section 2.A.13. of Ordinance No. 671, and shall include the following:

1. All information required under this ordinance for the filing of a new WECS permit application, unless the Planning Director determines that the information is duplicative of information previously filed in connection with the approved WECS permit or the Planning Director otherwise waives the information requirement.
 2. A statement explaining the proposed modification and the reason the modification has been requested.
 3. A list of names and addresses of all owners of real property located within one half mile of the exterior boundaries of the proposed project as shown on the last equalized assessment roll and any update issued by the County Assessor.
 4. A study comparing the cumulative effect of the approved WECS permit on surrounding properties and the cumulative effect of the proposed modification on those same properties. The study shall at a minimum discuss the following issues: height, rotor diameter, turbine noise, and total turbine number.
 5. An efficiency study comparing the electrical output of the approved WECS permit and the proposed modification.
 6. A removal/abandonment plan if the proposed modification calls for the removal of installed WECS.
 7. Such additional information as shall be required by the Planning Director.
- b. **SUBSTANTIAL CONFORMANCE.** Substantial Conformance means a modification of an approved WECS permit which does not increase the density or intensity of the approved use, which does not increase the number of WECS, which does not result in more environmental impacts than the approved use and which does not have a greater cumulative effect on surrounding property than the approved use.

The following shall constitute Substantial Conformance:

1. The replacement of WECS installed or authorized pursuant to an approved WECS permit when:
 - a. The replacement WECS meet the noise standards set forth in Resolution No. 93-378;
 - b. The total number of replacement WECS will be at least 25% less than the number originally permitted;
 - c. The replacement WECS will be no greater than 200 feet high measured at the highest point in the arc of the blades; and
 - d. WECS installed or authorized within 1200 feet of a residence will be removed, or, in the alternative, such residences are within areas designated "Desert" or "Mountainous" on the Western Coachella Valley Community Plan and the Planning Director determines

that the owners of such residences have waived the 1200 foot requirement in writing.

2. The replacement or alteration of all or part of the major component systems of WECS installed or authorized pursuant to an approved WECS permit when:
 - a. The modified WECS meet the noise standards set forth in Resolution No. 93-378;
 - b. Rotor diameter of the modified WECS will not be increased by more than 50% of its prior size;
 - c. The replacement WECS will be no greater than 200 feet high measured at the highest point in the arc of the blades; and
 - d. WECS installed or authorized within 1200 feet of a residence will be removed, or, in the alternative, such residences are within areas designated "Desert" or "Mountainous" on the Western Coachella Valley Community Plan and the Planning Director determines that the owners of such residences have waived the 1200 foot requirement in writing.

Substantial Conformance may also include, but is not limited to, the following:

1. Other replacement or alteration proposals which fall within the definition of substantial conformance set forth above.
 2. Modifications necessary to comply with final conditions of approval; or
 3. Modifications to lighting, parking, fencing or landscaping requirements.
- c. **REVISED PERMITS.** Revised Permit means a modification of an approved WECS permit which does not change the basic concept or use allowed by the original approval. A Revised Permit may include, but is not limited to, on-site reorientation of structures, replacements of WECS, that do not constitute Substantial Conformance, movement of or alterations to signs, changes to the original conditions of approval that do not constitute to Substantial Conformance, including extensions to the overall life of the permitted use, increases in the density or intensity of the permitted use or increases in the number of WECS. Applications for extensions of time shall be subject to any restrictions set forth in this ordinance as to the maximum overall life of the original permit.

d. **PROCEDURE.**

1. **Substantial Conformance.**
 - (a) The Planning Director shall approve, conditionally approve or disapprove an application for Substantial Conformance within 30 days after accepting a completed application. The Planning Director's determination shall be based upon the standards of this section and those standards set forth in the Ordinance governing approval of the original application and the

conditions of approval applicable to the approved WECS permit. An application for Substantial Conformance shall not require a public hearing. Notice of the decision shall be filed by the Planning Director with the Clerk of the Board of Supervisors not more than 15 days after the decision. A copy of the notice of decision, including the original conditions of approval which remain in effect unless expressly modified and any additional conditions of approval, shall be mailed to the applicant, and to any person who has made written request for a copy of the decision, and to all owners of real property which is located within one half mile of the exterior boundaries of the project, as such owners are shown on the last equalized tax roll and any update. The Clerk of the Board shall place the notice of 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.

- (b) The decision of the Planning Director is considered final and no action by the Board of Supervisors is required unless, within 10 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 Ordinance No. 671, 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 the notice was given by the Planning Director of the notice of decision.
- (c) The Board of Supervisors shall hear the matter de novo; however, the documents and other evidence presented to the Planning Director 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 Planning Director.

- 2. Revised Permit. An application for Revised Permit shall be approved, conditionally approved or disapproved in accordance with the procedures for processing an original permit, including any requirements for public hearing, notice of hearing, and all rights of appeal. A Revised Permit shall meet the development standards applicable to a new WECS permit; provided, however, that a Revised Permit may be approved subject to lower development standards where the applicant demonstrates that such approval will reduce

adverse impacts on residential properties.

- e. APPROVAL PERIOD. The approval of an application for Substantial Conformance or Revised Permit shall be valid until the expiration of the original permit, unless an extension of time has been granted by an approved Revised Permit.
- f. Notwithstanding any provision herein to the contrary, an application for Substantial Conformance may be approved only if the proposed modification is exempt from the provisions of the California Environmental Quality Act.

Amended Effective:

11-11-82	(Ord. 348.2104)
04-12-83	(Ord. 348.2174)
08-22-85	(Ord. 348.2500)
07-23-87	(Ord. 348.2686)
10-05-93	(Ord. 348.3567)

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, mobilehome permit under Article XIXb, or variance, shall be made in accordance with the provisions of this section. A modification under this section means a request for a Revised Permit or a determination of Substantial Conformance as further defined herein. These provisions shall not be applicable to Wind Energy Conversion System Permits.

- a. APPLICATIONS. Applications for Substantial Conformance or Revised Permit shall be filed in writing with the Planning Director, accompanied by the fees as set forth in Ordinance No. 671, and shall include the following:
 - 1. All information required under this ordinance for the filing of a new application for the 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. If the application requires a public hearing, a list of names and addresses of all owners of real property located within 300 feet of the exterior boundaries of the property to be considered and such additional names and addresses required in order to conform with the notification requirements for processing a new permit, as shown on the last equalized assessment roll and any update issued by the County Assessor.
 - 4. 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 permit which does not change the original approval or the effect of the approval on surrounding property. Substantial Conformance

may include, but is not limited to, modifications necessary to comply with final conditions of approval or modifications to lighting, parking, fencing or landscaping requirements.

- c. **REVISED PERMITS.** Revised Permit means a modification of a permit which does not change the basic concept or use allowed by the original approval. A Revised Permit may include, but is not limited to, on-site reorientation of structures, structural alterations, movement of or alterations to signs, changes to the original conditions of approval including extensions to the overall life of the permitted use, and changes in the intensity of use. Applications for extensions of time shall be subject to any restrictions set forth in this ordinance as to the maximum overall life of the original permit.
- d. **PROCEDURE.**
 - 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 by mail of the decision, including any additional conditions of approval, to the applicant and any other person who has filed a written request for 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. **Revised Permit.** An application for a Revised Permit shall be approved, conditionally approved or disapproved in accordance with the procedures for processing an original permit, including any requirements for public hearing, notice of hearing, and all rights of appeal. A Revised Permit shall be subject to the development standards applicable to approval of a new permit.
- e. **APPROVAL PERIOD.** The approval of an application for Substantial Conformance or Revised Permit shall be valid until the expiration of the original permit, unless an extension of time has been granted by an approved Revised Permit.
- f. **Notwithstanding any provision herein to the contrary, an application for Substantial Conformance may be approved only if the proposed modification is exempt from the provisions of the California Environmental Quality Act.**

Added Effective:

10-17-85 (Ord. 348.2516)
07-23-87 (Ord. 348.2687)

SECTION 18.44. HAZARDOUS WASTE FACILITY SITING PERMIT

- a. **STATEMENT OF INTENT AND POLICY.** Because of the increasing problems associated with the disposal of hazardous wastes within the County of Riverside, it is necessary to provide specific requirements applicable to the siting or expansion of a hazardous waste facility in order to safeguard life, health, property and the public welfare.
- b. **APPLICABILITY.**
 1. A hazardous waste facility is permitted in the M-H (Manufacturing-Heavy) zone provided a hazardous waste facility siting permit is first granted pursuant to this section.
 2. As used herein, the terms "hazardous waste" and "extremely hazardous waste" shall include any wastes now or hereafter defined as hazardous or extremely hazardous by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100 et seq.) and the regulations adopted thereunder. As used herein, the term "hazardous waste" shall not include any "extremely hazardous waste".
 3. As used herein, the term "hazardous waste facility" shall include any off-site facility at which hazardous waste is treated, stored, transferred, handled or disposed of, including but not limited to:
 - a. Incineration facilities such as rotary kiln or fluidized bed incinerators;
 - b. Residuals repositories;
 - c. Stabilization or solidification facilities;
 - d. Chemical oxidation facilities;
 - e. Neutralization or precipitation facilities;
 - f. Transfer or storage facilities.
 4. No application for a permit to site a hazardous waste facility shall be accepted, which application proposes to treat, store, transfer, handle or dispose of extremely hazardous waste at the proposed facility, nor shall any hazardous waste facility which is issued a siting permit pursuant to this section at any time accept any extremely hazardous waste for treatment, storage, transfer, handling or disposal.
- c. **PROCEDURE.**
 1. A public hearing shall be held on an application for a hazardous waste facility siting permit in accordance with the provisions of Section 18.26 of this ordinance, and except as otherwise expressly provided herein, all of the procedural requirements and rights of appeal as set forth therein shall apply. The hearing body shall be the Planning Commission.

2. In addition to the notice of hearing provided under Section 18.26, notice of hearing on an application for a hazardous waste facility siting permit shall be given by mail at least ten days prior to the hearing to:
 - (a) All owners of real property which is located within five miles of the exterior boundaries of the subject property as such owners are shown on the last equalized assessment roll and any update; and
 - (b) All registered voters residing within five miles of the exterior boundaries of the subject property.
 3. No application for a hazardous waste facility siting permit shall be approved unless an environmental impact report is completed in accordance with the California Environmental Quality Act [CEQA] and the Riverside County Rules Implementing CEQA.
- d. APPLICATION. Every application for a hazardous waste facility siting 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 as set forth in Ordinance No. 671. 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 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.
 - (g) The distance from the project property line to the nearest residential structure.
 - (h) Proximity of the project to 100-year flood prone areas.
 - (i) Proximity of the project to any known earthquake fault zones.
 - (j) The relationship of the proposed project to all aboveground water supplies and all known underground aquifers that might suffer contamination.
 - (k) Topographic description of the property and surrounding area.
 - (l) A preliminary geological study of the property and the surrounding area including a soils analysis extending to all known aquifers, regardless of the potability of the waters of those aquifers.
 - (m) Existing and proposed utilities which will be required to service the facility.

4. Identification of all wastewater, treated and untreated, which will be generated by the proposed facility and the method and place of final discharge.
5. An analysis of all visual, noise and olfactory impacts associated with the project and proposed mitigation measures.
6. An analysis of all air quality impacts associated with the project and proposed mitigation measures to insure no degradation of air quality in the area.
7. Identification of any rare or endangered species of plants or animals within the project site and proposed impact mitigation measures.
8. Identification of the amounts, sources, and types of hazardous wastes to be treated, stored, transferred, handled or disposed of at the proposed facility; the ultimate disposition of the wastes; and the anticipated life of the facility. Information as to the amounts, sources, and types of hazardous wastes shall be based on an actual survey of the industries to be served and shall be representative of the wastes that will be processed at the facility.
9. Three sets of mailing labels for all owners of real property located within five (5) miles of the exterior boundaries of the subject property, as such owners are shown on the last equalized assessment roll and any update; and three sets of mailing labels for all registered voters residing within five (5) miles of the exterior boundaries of the subject property. These mailing labels need not accompany the application but shall be supplied by the applicant prior to the public hearing upon notice from the Planning Director.
10. A risk assessment that analyzes in detail the probability of accidents or discharges both at the facility and in transportation to and from the facility. The risk assessment shall identify mitigation measures to reduce identified risks, and shall identify the routes proposed for transporting hazardous wastes to and from the facility.
11. A plan providing for an ongoing monitoring program to insure no unintentional release of any hazardous substance from the facility. The plan shall include any monitoring required by other permitting agencies.
12. All applications shall contain a designation of at least two (2) reasonable alternative sites which shall be reviewed pursuant to the California Environmental Quality Act.
13. A plan for supplementary public review and comment on the proposed project prior to the public hearing. This plan shall provide for adequate public review and comment on the project in order to reduce public concerns prior to formal public hearing.
14. A contingency plan for emergency procedures designed to minimize hazards to human health or the environment from fires, explosions or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil or surface water. The plan shall provide for

its immediate implementation whenever there is a fire, explosion or release of hazardous waste or hazardous waste constituents which could threaten human health or the environment. The contingency plan shall satisfy all requirements of the Hazardous Waste Control Law (Health and Safety Code Section 25100 et seq.) and the regulations adopted thereunder.

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

e. **STANDARDS AND DEVELOPMENT CRITERIA.** No person shall erect, maintain or operate a hazardous waste facility in the unincorporated area of the County of Riverside except in accordance with the following provisions:

1. All internal roads and all access roads to the proposed facility shall be constructed or improved to County standards as approved by the Road Department.
2. Locational Criteria:
 - (a) No hazardous waste facility, except a transfer facility or a storage facility, shall be located closer than 1500 feet from any lot line.
 - (b) No hazardous waste facility shall be located within 2000 feet of the lot line of any lot actually used or zoned for residential use. This setback shall not apply to an on-site caretaker residence.
 - (c) No hazardous waste facility shall be located within a dam inundation zone.
 - (d) No hazardous waste facility shall be located within a liquefaction area.
3. Safety and Security.
 - (a) The permit holder shall prevent the unknowing entry, and minimize the possibility for the unauthorized entry, of persons or livestock onto any portion of the facility.
 - (b) The permit holder shall provide a 24-hour surveillance system (e.g., television monitoring or surveillance by guards or facility personnel) which continuously monitors and controls entry onto the facility.
 - (c) An artificial or natural barrier (e.g., a fence in good repair or a fence combined with a cliff) shall be constructed which completely surrounds the facility.
 - (d) All gates or other entrances to the facility shall be provided with adequate means to control entry at all times. Signs with the legend, "Danger - Hazardous Waste Area - Unauthorized Personnel Keep Out", shall be posted at each entrance to the facility and at sufficient other locations to be seen from any approach. The legend shall be written in English, Spanish, and any other language predominant in the area surrounding the facility, and shall be legible from a distance of at least twenty-five (25) feet.

4. Seismic Safety. A hazardous waste facility 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.
5. Monitoring.
 - (a) Upon reasonable notice, County Officials or their designated representatives may enter a parcel on which a hazardous waste facility siting permit has been granted for the purpose of monitoring the operation of the facility.
 - (b) The holder of a hazardous waste facility siting permit shall report quarterly to the County of Riverside the amount, type and disposition of all wastes processed by the facility. The report shall include copies of all manifests showing the delivery and types of hazardous waste. The report shall also include a map showing the exact location (coordinates and elevation), quantities and types of wastes placed in repositories or otherwise stored or disposed of on the site.
6. Signs. No more than two (2) advertising signs will be permitted relating to the development on the project site. No such sign shall exceed fifteen (15) square feet in surface area or eight (8) feet in height.
7. No hazardous waste facility siting permit shall be granted for the treatment, storage, transfer, handling or disposal of an amount or type of waste beyond that generated within the County of Riverside unless satisfactory compensation is arranged through the Southern California Hazardous Waste Management Authority.
8. A hazardous waste facility siting permit shall be granted for only those wastes and quantities of wastes specified in the conditions of approval. No additional types of wastes or increases in the quantities of approved wastes shall be allowed beyond those specified in the approved permit unless a separate application is made therefor in accordance with the same procedures as those required for an initial application.
9. Emergency Procedures. Every hazardous waste facility shall have a contingency plan for emergency procedures designed to minimize hazards to human health and the environment from fires, explosions, or unplanned release of hazardous waste or hazardous waste constituents to air, soil, or surface water. The plan shall provide for its immediate implementation whenever there is a fire, explosion or release of hazardous waste or hazardous waste constituents which could threaten human health or the environment. The contingency plan shall satisfy all requirements of the

Hazardous Waste Control Law (Health and Safety Code Section 25100 et seq.) and the regulations adopted thereunder. Copies of the plan and all amendments to the plan shall be filed with all local emergency response officials and the Riverside County Health Department.

10. Closure.

- (a) Every hazardous waste facility shall have a written closure plan. The plan shall identify steps necessary to completely or partially close the facility at any point during its intended operating life and to completely close the facility at the end of its intended operating life. The closure plan shall satisfy all requirements of the Hazardous Waste Control Law (Health and Safety Code Section 25100 et seq.) and the regulations adopted thereunder. A copy of the closure plan and all revisions to the plan shall be filed with the Riverside County Department of Health and shall be kept at the facility until closure is completed.
- (b) Every hazardous waste facility where hazardous waste will remain after closure shall have a written post-closure plan providing for post-closure monitoring, care, and maintenance. The post-closure plan shall satisfy all requirements of the Hazardous Waste Control Law (Health and Safety Code Section 25100 et seq.) and the regulations adopted thereunder. A copy of the post-closure plan and all revisions to the plan shall be filed with the Riverside County Department of Health.
- (c) The holder of a hazardous waste facility siting permit shall establish and continuously maintain financial assurance for closure of the facility and for post-closure care if required. Financial assurance shall satisfy all requirements of the Hazardous Waste Control Law (Health and Safety Code Section 25100 et seq.) and the regulations adopted thereunder. Copies of all documents demonstrating such financial assurance shall be filed with the Riverside County Department of Health.

11. Financial Responsibility.

- (a) Prior to the commencement of any use under a hazardous waste facility siting permit, the holder of the permit shall provide proof of insurance as required in the conditions of permit approval. The types, amounts, periods of coverage, and provisions for periodic review as to adequacy of coverage shall be specified in the conditions of approval. Required insurance shall include, but not be limited to: general liability insurance, automotive liability insurance, environmental impairment liability insurance, and architect's and engineer's professional liability

insurance. All such insurance shall name the County as an additional insured and shall be maintained for the life of the site and such additional periods as shall be specified in the conditions of approval.

- (b) The holder of a hazardous waste facility siting permit shall defend, indemnify and hold harmless the County and its officers, agents, servants and employees from all claims, actions and liabilities arising out of the issuance of a hazardous waste facility siting permit, operations at the hazardous waste facility, and transportation of wastes to or from the hazardous waste facility.

- 12. General Conditions. The County may impose conditions on the granting of a hazardous waste facility siting 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.
- 13. Findings. The following findings shall be made in writing prior to granting a hazardous waste facility siting permit:
 - (a) The facility will be consistent with the General Plan.
 - (b) The facility will not be detrimental to the health, safety or general welfare of the community.
 - (c) The facility site is or will be adequately served by roads and other public or private service facilities.

e. USE OF PERMIT.

- 1. Any hazardous waste facility siting permit that is granted shall be used within two (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 five (5) years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than five (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 Ordinance No. 671. Within thirty (30) days following the filing of a request for an extension, the Planning Director shall set the matter on the regular agenda of the Planning Commission which 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 five (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. The life of the permit shall be determined at the time of approval and shall not exceed ten (10) years.

- f. REVOCATION OF PERMIT. A hazardous waste facility permit may be revoked pursuant to Section 18.31 of this Ordinance.

Added Effective:

08-14-86 (Ord. 348.2613)

SECTION 18.45. KENNELS AND CATTERIES.

- a. INTENT. The Board of Supervisors has enacted new provisions for the implementation of Ordinance No. 630 (Regulating the Keeping and Control of Dogs and Cats and Providing for the Control and Suppression of Rabies). Ordinance No. 630 provides development standards for kennels and catteries proposed within the unincorporated areas of Riverside County. In adopting this section the Board of Supervisors has enacted provisions which permit, or conditionally permit, kennels and catteries in various agricultural, industrial, residential, rural and open space zone classifications. The kennels and catteries are subject to development standards and requirements, based on the requirements of Ordinance No. 630 and protection of the public health, safety and welfare.
- b. PERMITTED ZONING. Kennels and catteries shall be permitted in the following zones:
 1. A Class I Kennel (5 to 10 dogs) is permitted in the following zones: R-R, R-R-O, R-A, R-T-R, A-1, A-P, A-2, A-D, W-2, R-D, N-A, and W-2-M.
 2. A Class I Kennel (5 to 10 dogs) is permitted in the following zones provided a plot plan has been approved under the provisions of this section: R-1, R-1A, R-2, R-2A, R-3, and R-3A.
 3. A Class II Kennel (11 to 25 dogs) or a Cattery (10 to 25 cats) is permitted in the following zones provided a plot plan has been approved under the provisions of this section: R-R, R-R-O, R-A, R-T-R, A-1, A-P, A-2, A-D, W-2, R-D, N-A, and W-2-M.
 4. A Class I (5 to 10 dogs) or Class II Kennel (11 to 25 dogs) or a Cattery (10 to 25 cats) is permitted in the following zones provided a plot plan has been approved under the provisions of Section 18.30 of this ordinance: M-SC, M-M, and M-H.

5. A Class II Kennel (26 to 40 dogs) or a Cattery (26 to 40 cats) is permitted in the following zones provided a plot plan has been approved under the provisions of Section 18.30 of this ordinance: R-R, R-R-O, M-SC, M-M, M-H, A-1, and A-2.
6. A Class II Kennel (41 or more dogs) or a Sentry Dog Kennel or a Cattery (41 or more cats) is permitted in the following zones provided a conditional use permit has been approved under the provisions of Section 18.28 of this ordinance: R-R, R-R-O, M-SC, M-M, M-H, A-1, and A-2.

c. **DEVELOPMENT STANDARDS.**

1. **RESIDENCY:** In those zones permitting Class I Kennels, such kennels may be placed upon parcels containing detached single family dwelling units. All Class II Kennels and all Catteries shall include a single family dwelling to be used by a live-in caretaker, as required by the County of Riverside Standards for Kennels and Catteries. Notwithstanding any provision within this ordinance to the contrary, no parcel with a kennel or cattery shall contain more than the maximum number of detached single family dwelling units permitted by the existing zoning on the property. Multi-family dwelling units and attached single family dwelling units shall not be permitted in conjunction with kennels or catteries, provided, however, that a guest dwelling or second unit shall be permitted in accordance with current County ordinances.
2. **MINIMUM LOT SIZE:** The minimum lot size for a kennel or cattery in an agricultural, residential, rural or open space zone is one acre (gross). There is no minimum lot size for a kennel or cattery in an industrial zone other than what is required by the existing zoning on the property.
3. **LICENSE:** The applicant shall obtain and continuously maintain all necessary licenses from the Riverside County Health Department.
4. **ORDINANCE NO. 630:** All kennels and catteries are subject to the provisions of Ordinance No. 630.

d. **APPLICATIONS:** Every application for a kennel or cattery shall be made in writing to the Planning Director on forms provided by the Planning Department and shall be accompanied by the filing fee set forth in Ordinance No. 671. The permit application shall include the following information:

1. Name and address of the applicant and all persons that own any part of the subject property, including evidence that all owners agree to the application.
2. Location or address and legal description of subject property.
3. A plot plan, drawn to scale, that shows the following:
 - (a) Boundary and dimensions of property.
 - (b) Topography for the property.

- (c) Location and distance to adjacent streets, drainage structures, utilities, buildings, signs, and other features that may affect the use of the property. Features mapped shall include, but not be limited to, such improvements as patios, swimming pools, and corrals.
 - (d) Location and setbacks showing the proposed and existing development on the property. Features such as kennels, exercise runs, areas open to the general public and noise control measures shall be shown.
- 4. Such additional information as shall be required by the Planning Director.
- e. **PROCESSING OF APPLICATION.** Upon acceptance of an application as complete, the Planning Director shall transmit a copy of the application to the members of the Land Development Committee, the Animal Control Services Section of the Health Department, and such additional public and private agencies as the Planning Director deems appropriate.
- f. **HEARING AND NOTICE OF DECISION.**
 - 1. Not less than 30 days after an application is received as complete, the Planning Director shall schedule the time and date on which the Director's decision on the application is to be made. Not less than 10 days prior to the date on which the decision is to be made, the Planning Director shall give notice of the proposed use by mail or delivery to all owners shown on the last equalized assessment roll and any updates as owning real property within a 300 foot radius of the exterior boundaries of the proposed project. Notice of the proposed use shall also be given by publication in a newspaper of general circulation in the County. The notice shall include the statement that no public hearing will be held unless a hearing is requested in writing before the date scheduled for the decision to be made. No public hearing on the application shall be held before a decision is made unless a hearing is requested in writing by the applicant or other affected person, or unless the Planning Director determines that a public hearing should be required. The Planning Director shall give notice of the decision to the applicant and to any other person who requests notice of the decision. The decision of the Planning Director shall be considered final unless within 10 days of the date of mailing of the notice of decision to the applicant an appeal therefrom is filed.
 - 2. If a public hearing is required under the provisions of this subsection, notice of the time, date, and place of the hearing before the Planning Director, and a general description of the location of the real property, shall be given at least 10 days prior to the hearing as follows:

- (a) Mailing or delivering to the owner of the subject real property or the owner's duly authorized agent.
 - (b) Mailing or delivering to all owners of real property which is located within a 300 foot radius of the exterior boundaries of the subject property, as such owners are shown on the last equalized assessment roll and any updates.
 - (c) The Planning Director may require additional notice be given in any other matter the Director deems necessary or desirable.
3. If a public hearing is required, the Director shall hear relevant testimony from interested persons and make a decision within a reasonable time after the close of the public hearing. The Planning Director shall give notice of the decision to the applicant, and the decision of the Planning Director shall be considered final unless within 10 days of the date of mailing of the notice of decision to the applicant an appeal therefrom is filed.
- g. APPEAL. The applicant or any interested person may appeal from the decision of the Planning Director by the same procedures provided for appeal under Section 18.30 of this ordinance.

Amended Effective:

04-04-87 (Ord. 348.2669)

SECTION 18.46. MINI-WAREHOUSES

- a. Intent. The Board of Supervisors has enacted the following provisions to provide minimum development standards for mini-warehouses in the incorporated areas of Riverside County. These standards are designed to provide for the appropriate development of mini-warehouses and to protect the health, safety and welfare of County residents using such facilities or who live or conduct business adjacent to such facilities.
- b. Permitted Zoning. Mini-warehouses shall be allowed in the following zones:
 - 1. C-1/C-P zone with an approved conditional use permit.
 - 2. I-P, M-SC, M-M, and M-H zones with an approved plot plan.
- c. Permitted Uses. Mini-warehouse facilities shall be designed and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, of human habitation.

d. **DEVELOPMENT STANDARDS**

1. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of five hundred (500) square feet.
2. Walls. A six foot high decorative masonry wall combined with an earthen berm or landscaping to provide an eight (8) foot high screen shall be provided around the entire mini-warehouse land use, unless otherwise approved by the hearing body. The rear and sides of mini-warehouse buildings may be used in place of portions of the required wall where no individual storage units are accessible from the building sides. The exterior side of all perimeter masonry walls and building sides (if used in place of portions of the walls), shall be coated with a protective coating that will facilitate the removal of graffiti.
3. Surface Covering. All surfaces shall be color coated in coordinating colors as approved by the hearing body.
4. Roofing. Roofing materials shall be compatible with area development.
5. Lighting.
 - (a) All lighting shall be indirect, hooded, and positioned so as not to reflect onto adjoining property or public streets.
 - (b) All mini-warehouse complexes in the Mt. Palomar Special Lighting Area shall comply with the lighting policies established for that area.
 - (c) Lighting fixtures may be installed in each individual storage space, provided that the fixtures shall not include or be adaptable to provide electrical service outlets.
6. Gates. All gates shall be decorative wrought iron, chain link, other metal type, or wood. All metal type or wood gates must be painted in a color which coordinates with the rest of the mini-warehouse development. All gates shall be subject to review and approval by the County Fire Department and Sheriff's Department to assure adequate emergency access.
7. Parking. Parking shall be provided in accordance with the requirements set forth in Section 18.12 of this ordinance.
8. Landscaping. All street setbacks and walls serving as buffers between the mini-warehouse use and residentially zoned property shall be landscaped. This landscaping shall include shrubs, trees, vines, or a combination thereof which act to soften the visual effect of the walls. This landscaping shall be in addition to and coordinated with the landscaping required for parking areas under Section 18.12 of this ordinance.
9. Setbacks.
 - (a) No building, structure or wall shall be located closer than twenty (20) feet from any street right-of-way.

- (b) No building shall be located closer than twenty (20) feet from any residentially zoned property. Walls shall be located so as to provide a buffer between the residential zone and the mini-warehouse use.
 - (c) All open areas, including interior setbacks, may be used for driveways, parking, outdoor storage or landscaping.
- 10. Caretaker's Residence. One caretaker's residence may be included within the site plan for a mini-warehouse land use. Where a caretaker's residence is proposed, a minimum of two parking spaces shall be provided for the caretaker's residence in addition to those required for the mini-warehouse land use by Section 18.12 of this ordinance.
- 11. Prohibited Materials. The following materials shall not be stored in mini-warehouses:
 - (a) Flammable or explosive matter or material.
 - (b) Matter or material which creates obnoxious dust, odor, or fumes.
 - (c) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et seq.)
- 12. Prohibited facilities.
 - (a) No water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage spaces.
 - (b) Prefabricated shipping containers shall not be used as mini-warehouse facilities.
- 13. Additional Development Requirements. Additional development standards may be required as conditions of approval.

Added Effective:

05-31-88 Ord. 348.2856

SECTION 18.47. RECYCLING FACILITIES

- a. INTEND. The Board of Supervisors has enacted the following provisions to provide minimum development standards for recycling facilities in the unincorporated areas of Riverside County. These standards are designed to provide appropriate development of recycling facilities pursuant to the 1986 California Beverage Container Recycling and Litter Reduction Act (Public Resources Code Section 14500 et.seq.).
- b. PERMITTED ZONING
 - 1. State certified reverse vending machines and mobile recycling units shall be permitted in any in any commercial or industrial zone, provided that the use is located within Convenience Zone designated by the State of California Department of Conservation.

2. Recycling collection facilities shall be permitted in the following zones:
 - a. C-1/C-P and C-P-S with an approved plot plan pursuant to Section 18.30 of this ordinance, and provided the facility operates within an enclosed building with not more than 200 square feet of outside storage.
 - b. I-P zone with an approved plot plan pursuant to Section 18.30 of this ordinance provided the facility operates totally within an enclosed building with no outside storage.
 - c. C-R, M-SC, M-M and M-H zones with an approved plot plan pursuant to Section 18.30 of this ordinance.
 3. Recycling processing facilities shall be permitted in the following zones:
 - (a) M-SC, M-M, and M-H zones with an approved conditional use permit pursuant to Section 18.28 of this ordinance.
 - (b) I-P zone with an approved conditional use permit pursuant to Section 18.28 of this ordinance, provided the facility operates totally within an enclosed building with no outside storage.
- c. DEVELOPMENT STANDARDS
1. Reverse Vending Machines
 - (a) Location. Reverse Vending Machines shall be established in conjunction with supermarkets or other commercial or industrial uses which are subject to approved plot plans or conditional use permits, and shall be located within 30 feet of the entrance to the commercial or industrial structure, without obstructing pedestrian or vehicular traffic, or occupying parking spaces required by the primary use.
 - (b) Parking. No additional parking spaces for access or use shall be required.
 - (c) Size. Reverse Vending Machines shall occupy no more than 50 square feet of floor area per machine, and shall be no more than eight (8) feet in height.
 - (d) Design. Reverse Vending Machines shall be constructed and maintained with durable waterproof and rustproof material, and shall be clearly marked to identify material to be deposited, operating instructions, and the identity and the telephone number of the operator or responsible person to contact in the event of machine malfunction or if the machine is inoperative.
 - (e) Signs. Signs shall have maximum surface area of four (4) square feet.
 - (f) Maintenance. Units shall be maintained in a clean litter free condition, and shall be sufficiently illuminated to ensure safe operations at all times.
 - (g) Operating Hours. Such facilities shall have operating hours at least the same as the primary use.

2. Mobile Recycling Units

- (a) Mobile recycling units shall be established in conjunction with supermarkets or other commercial or industrial uses which are subject to approved plot plans or conditional use permits.
- (b) Mobile recycling units shall be no larger than 500 square feet and occupy no more than five (5) parking spaces not including space needed for material removal or transfer.
- (c) Such facilities shall accept only glass, metals, plastics, papers and such other non-hazardous materials suitable for recycling.
- (d) Parking. No additional parking spaces for customer use at facilities located at established parking lots of a primary use, shall be required. Mobile recycling units shall have an area which is clearly marked to prohibit other vehicular parking during times when the mobile unit is scheduled to be present.
- (e) Setbacks.
 - (1) Units shall be set back at least ten (10) feet from any street line and shall not obstruct pedestrian or vehicular traffic.
 - (2) The storage, operation, and concealment of materials shall conform to the setback and development standards of the zone in which the project is located.
 - (3) Containers for 24-hour material donation shall be at least 30 feet from any residentially zoned property unless superseded by an acoustic barrier approved by the Planning Director.
- (f) Storage.
 - (1) Storage containers shall be securable and constructed of waterproof and rustproof materials.
 - (2) Storage of recyclable materials outside of containers or mobile unit when an attendant is not present is prohibited.
 - (3) Containers shall be clearly marked to indicate the type of material for acceptable for collection. The facility shall identify the operator and hours of operation.
- (g) Maintenance facilities shall be maintained in a safe and litter free condition.
- (h) Hours of Operation. Attended facilities located within 100 feet of any residentially zoned property shall operate only between the hours of 9:00 a.m. and 7:00 p.m.
- (i) Signs.
 - (1) All on-site signs shall comply with the provisions of Section 19.4 of this ordinance.
 - (2) Directional signs may be installed, as approved, if necessary to facilitate traffic circulation.

- (3) A sign shall be affixed to the facility prohibiting the deposit of hazardous or toxic materials after hours or at any time an attendant is not present.
 - (j) Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.
 - (k) Landscaping. Facilities shall be located so as not to affect the landscaping required for any concurrent land use.
 - (l) Additional Development Requirements. Additional development standards may be required as conditions of approval.
- 3. Recycling Collection Facilities
 - (a) In the I-P zone collection facilities shall operate totally within an enclosed building. Outside storage shall not be permitted.
 - (b) Landscaping and Setbacks.
 - (1) In C-1/C-P and C-P-S zones, the collection facility area shall at least be enclosed by an opaque block wall or solid wood fence at least six (6) feet in height and landscaped on all street frontages.
 - (2) Collection facilities shall be setback at least 150 feet from property zoned or designated for residential use pursuant to the Riverside County Comprehensive General Plan.
 - (3) In I-P, M-SC, M-M, and M-H zones, collection facilities shall comply with the setback, landscape, and structural requirements of the zone in which the project is located.
 - (4) Containers provided for after hours donation shall be set back at least 50 feet from any property zoned or occupied for residential use, and shall be constructed of sturdy and durable containers that have the capacity to accommodate donated materials.
 - (c) Storage of Materials.
 - (1) All exterior storage of materials shall be in sturdy weather and rustproof containers which are covered, baled, or palletized; and which are secured and maintained in good condition.
 - (2) Storage for flammable materials shall be in nonflammable containers.
 - (3) Storage for the recycling of oil shall be in containers approved by the County Health Department.

- (d) **Parking.** Parking shall be provided for six (6) vehicles or the anticipated peak customer demand load, whichever is greater. One (1) additional parking space for each commercial vehicle operated by the facility shall be provided.
- (e) **Noise.** The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.
- (f) **Hours of Operation.** If the facility is located within 500 feet of property zoned or designated for residential use subsequent to the Riverside County Comprehensive General Plan., it shall not operate between the hours of 7:00 p.m. and 7:00 a.m.
- (g) **Signs.** All on-site signs shall be in conformance with the standards set forth in Section 19.4 of this ordinance, and shall clearly identify the responsible operating parties and their telephone numbers.
- (h) **Power-driven Machinery.** The use of power-driven machinery shall be limited to State approved reverse vending machines. In addition:
 - (1) Machinery which is necessary for the temporary storage, efficient transfer, or securing of recyclable materials may be permitted with the approval of a plot plan.
 - (2) In the I-P, M-SC, M-M, and M-H zones power-driven machinery which is used to briquette, shred, transform, and otherwise process recyclable materials may be approved with a conditional use permit.
- (i) **Additional Development Requirements.** Additional development standards may be required as conditions of approval.

4. **Recycling Processing Facilities**

- (a) In I-P zone, the processing facility shall operate totally within in an enclosed building with no outside storage, and shall be located at least 150 feet from property zoned or designated for residential use pursuant to the Riverside County Comprehensive General Plan. Outside storage shall not be permitted.
- (b) In M-SC, M-M, and M-H zones, setbacks, landscaping and structural requirements shall comply with the development standards of the underlying zone.
- (c) **Storage of Materials.**
 - (1) All outside storage of materials shall be in sturdy weather and rustproof containers which are covered, baled, or palletized; and which are secured and maintained in good condition.
 - (2) Storage for flammable materials shall be in nonflammable containers.

- (3) Storage for the recycling of oil shall be in containers approved by the County Health Department.
- (4) Storage of recyclable materials outside of containers or mobile/recycling unit when attendant is not present is prohibited.
- (5) Containers shall be clearly marked to indicate the type of material accepted for collection.
- (d) Parking. Parking shall be provided on site for the peak load circulation and parking of customers. If the facility is to service the public, parking spaces shall be provided for a minimum of ten (10) customers, or the peak customer demand load whichever is greater.
- (e) Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.
- (f) Hours of Operation. The facility shall identify the operator and the hours of operation. If the facility is located within 500 feet of property zoned or planned for residential use pursuant to the Riverside County Comprehensive General Plan, it shall not operate between the hours of 7:00 p.m. and 7:00 a.m.
- (g) Signs. All on-site signs shall be in conformance with the standards set forth in Section 19.4 of this ordinance, and shall clearly identify the responsible operating parties and their telephone numbers.
- (h) The site shall be maintained in a safe and litter free condition on a daily basis.
- (i) Additional Development Requirements. Additional development standards may be required as conditions of approval.

Added Effective:

07-11-89 (Ord. 348.3047)

SECTION 18.48. ALCOHOLIC BEVERAGE SALES.

- a. **INTENT.** The Board of Supervisors has enacted the following provisions to provide minimum development standards for alcoholic beverage sales in the unincorporated areas of Riverside County. These standards are designed to provide for the appropriate development of alcoholic beverage sales and to protect the health, safety and welfare of County residents by furthering awareness of laws relative to drinking.
- b. **PERMITTED ZONING.** The sale of alcoholic beverages for off-premises consumption shall only be allowed in the following zones provided a conditional use permit has been approved pursuant to Section 18.28 of this Ordinance: R-R, C-1/C-P, C-P-S and C-R.

c. DEVELOPMENT STANDARDS.

1. A conditional use permit shall be required for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.
2. A conditional use permit shall be required for the sale of alcoholic beverages for off-premises consumption in all zoning classifications where such zoning would permit the sale with plot plan approval or conditional use permit approval, provided, however, that the provisions of subsection 3(a) shall not apply to a retail commercial establishment which (i) contains at least twenty thousand (20,000) square feet of interior floor space and is preliminary engaged in the sale of groceries and (ii) does not sell motor vehicle fuels.
3. Such facilities shall not be:
 - (a) Located within one thousand (1,000) feet of a school, church, public park or playground, or within five hundred (500) feet from any existing or approved residential dwelling; and,
 - (b) Situated in such a manner that vehicle traffic from the facility may reasonable be believed to be a potential hazard to a school, church, public park or playground.

Amended Effective:

10-01-91 (Ord. 348.3380)

4. Notice of hearing shall be given to all owners of property within one thousand (1,000) feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within one thousand (1,000) feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities.
5. The following additional development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:
 - (a) Only beer and wine may be sold.
 - (b) The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the

penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

- (c) No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- (d) Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- (e) No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- (f) Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- (g) No sale of alcoholic beverages shall be made from a drive-in window.

D. ADDITIONAL DEVELOPMENT REQUIREMENTS.

Additional development standards may be required as conditions of approval.

Amended Effective:

11-13-90	(Ord. 348.3217)
10-01-91	(Ord. 348.3380)
01-19-93	(Ord. 348.3489)
04-13-93	(Ord. 348.3503)

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 outdoor advertising structures and outdoor advertising signs used for outdoor advertising purposes, not including on-site advertising signs as hereinafter defined. An outdoor advertising display may be commonly known or referred to as an "off-site" or an off-premises" billboard.
- 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. Such structure shall be constructed or erected upon a permanent foundation or shall be attached to a structure having a permanent foundation.
- 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 STRUCTURE AND SIGNS" means any structure, housing, sign device, figure, statuary, painting, display, message placard, or other contrivance, or any part thereof, which is designed, constructed, created, engineered, intended, or used to advertise, or to provide data or information in the nature of advertising, for any of the following purposes:
- (1) To designate, identify, or indicate the name of the business of the owner or occupant of the premises upon which the Structure or Sign is located.
 - (2) To advertise the business conducted, services available or rendered, or the goods produced, sold, or available for sale, upon the premises where the structure or 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 federal 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.
 - 3. A corridor 500 feet in width adjacent to both sides of all highways within three-tenths (3/10) of a mile of any Regional, State or Federal park or recreation area.
 - 4. A corridor 500 feet in width adjacent to both sides of State Highway 74 (State Route 74) extending from its intersection with Interstate 15 to its intersection with Winchester Road (State Route 79).

Amended Effective:

06-23-92 (Ord. 348.3444)

- 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.
- q. "ILLEGAL OUTDOOR ADVERTISING DISPLAY" means any of the following:
 - (1) An outdoor advertising structure or outdoor advertising sign erected without first complying with all applicable county ordinances and regulations in effect at the time of its construction, erection or use.
 - (2) An outdoor advertising structure or outdoor advertising sign that was legally erected but whose use has ceased, or the structure upon which the advertising display is placed has been abandoned by its owner, and not maintained or used for a period of not less than one (1) year.

- (3) An outdoor advertising structure or outdoor advertising sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance; the amortization period for the display provided by the ordinance rendering the display nonconforming has expired; and conformance has not been accomplished.
- (4) An outdoor advertising structure or outdoor advertising sign which does not comply with the Notice of Decision or the approved plot plan.
- (5) An outdoor advertising structure or outdoor advertising sign which is a danger to the public or is unsafe as may be determined by the Director of the Building and Safety Department.
- (6) An outdoor advertising structure or outdoor advertising sign which is a traffic hazard as may be determined by the Director of the Building and Safety Department provided said traffic hazard was not created by the relocation of streets or highways or by acts of the County.

r. "ILLEGAL ON-SITE ADVERTISING STRUCTURE OR SIGN" means any of the following.

- (1) An on-site advertising structure or sign erected without first complying with all applicable County ordinances and regulations in effect at the time of its construction, erection or use.
- (2) An on-site advertising structure or sign that was legally erected, but whose uses has ceased, or the structure upon which the advertising display is placed has been abandoned by its owner, and not maintained or used to identify or advertise an ongoing business for a period of not less than ninety (90) days.
- (3) An on-site advertising structure or sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance; the amortization period for the display provided by the ordinance rendering the display nonconforming has expired; and conformance has not been accomplished.
- (4) An on-site advertising structure or sign which is a danger to the public or is unsafe as may be determined by the Director of the Building and Safety Department.
- (5) An on-site advertising structure or sign which is a traffic hazard as may be determined by the Director of the Building and Safety Department provided said traffic hazard was not created by the relocation of streets or highways or by acts of the County.

s. "ABANDONED" means either:

- (1) Any outdoor advertising display that is allowed to continue for more than one (1) year without a poster, bill, printing, painting, or other form of advertisement or message; or

- (2) Any outdoor advertising display that does not appear on the inventory required by Section 19.3.a.(15); or
- (3) Any on-site advertising structure or sign that is allowed to continue for more than ninety (90) days without a poster, bill, printing, painting, or other form of advertising or message for the purposes set forth in Section 19.2.e hereof.

Amended Effective:

07-16-85 (Ord. 348.2496)
06-20-89 (Ord. 348.2989)
06-23-92 (Ord. 348.3444)

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 outdoor advertising display shall not require a permit pursuant to this section.

a. STANDARDS.

1. Zoning. Outdoor advertising display are permitted only in the C-1/C-P, M-SC, M-M and M-H zones and providing 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 outdoor advertising display shall be located within five hundred (500) feet in any direction from any other outdoor advertising display on the same side of the highway; provided, however, that if in a particular zone a different interval shall be stated, the spacing interval of the particular zone shall prevail. No outdoor advertising display shall be erected within the boundary of any significant resource as defined in Section 19.2.o. of this ordinance. No outdoor advertising display shall be located within one hundred fifty (150) feet of property for which the zoning does not allow advertising displays provided; however, that an outdoor advertising display may be placed within one hundred (150) feet of property for which zoning does not allow displays, if at the time an application for an outdoor advertising display permit is applied for, there is no existing residential structure or an approved building permit for a residential structure within one hundred fifty (150) feet of the location of the proposed outdoor advertising display.
3. Height. The maximum height of an outdoor advertising display shall not exceed a height of twenty-five (25) feet from the roadbed of the adjacent freeway or highway to which the display is oriented, or a maximum height of twenty-five (25) feet from the grade on which it is constructed, whichever is greater.
4. Poles. A maximum of two (2) steel poles are allowed for support of an outdoor advertising display.

5. Roof Mounts. No outdoor advertising 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 (1) proposed outdoor advertising display per application shall be permitted.
7. Setbacks. No outdoor advertising 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 as shown on any Specific Plan of Highways. A minimum setback from the property line of one (1) foot shall be required.
8. Number of Display Faces. No more than two (2) display faces per outdoor advertising display shall be permitted. Back-to-back and V-type displays shall be allowed provided that they are on the same outdoor advertising structure and provided that the V-type displays have a separation between display faces of not more than twenty-five (25) feet.
9. Lighting and Illumination of Displays. An outdoor advertising display may be illuminated, unless otherwise specified, provided that the displays are so constructed that no light bulb, tube, filament, or similar source of illumination is visible beyond the display face. Display making use of lights to convey the effect of movement or flashing, intermittent, or variable intensity shall not be permitted. Display shall use the most advanced methods to insure the most energy efficient methods of display illumination. Within the Palomar Observatory Special Lighting Area, all displays shall comply with the requirements of Riverside County Ordinance No. 655.
10. Display Movement. No outdoor advertising displays shall move or rotate, to 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. Use of daylight reflective materials or electronic message boards using flashing, intermittent or moving light or lights is prohibited, provided, however, that electronic message boards displaying only time and/or temperature for periods of not less than thirty (30) seconds is permitted.
11. Display Face Size. No outdoor advertising display shall have a total surface area of more than three hundred (300) square feet.
12. Outdoor Advertising Display Permit Required. No person shall erect, alter, repair, or relocate any outdoor advertising display without first obtaining an outdoor advertising display permit pursuant to Riverside County Ordinance No. 457. No outdoor advertising display permit shall be issued unless and until the Building Director determines that the proposed activity is in accordance with this Article and Riverside is in accordance with this

Article and Riverside County Ordinance No. 457, and that the applicant has obtained a valid State Outdoor Advertising permit.

13. Identification. No person shall place, erect, or maintain an outdoor advertising display and no outdoor advertising display shall be placed, erect, or maintaining anywhere within the unincorporated area of Riverside County unless there is securely fastened thereto and on the front display face thereof, the name of the outdoor advertising display owner 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.
14. Mobile Displays. No person shall place maintain, or otherwise allow a mobile vehicle, trailer, or other advertising display not permanently affixed to the ground, as defined in Section 19.2.b. of this ordinance, to be used as an outdoor advertising display.
15. Display Inventory. In order to evaluate and assess outdoor advertising displays within the unincorporated area of Riverside County, within one hundred eighty (180) days of the effective date of this ordinance and on each fifth (5) anniversary after the effective date of this ordinance, each display company with outdoor advertising displays within the unincorporated area of Riverside County shall submit to the Department of Building and Safety, a current Inventory of the outdoor advertising displays they currently own and/or maintain within the unincorporated area of Riverside County. Failure to submit a current or accurate inventory shall be deemed to be a separate violation of this ordinance.

b. PROCESSING PROCEDURE.

1. Application. In addition to all other applicable Federal, State, and local laws, rules, regulations and ordinances, no outdoor advertising display shall be placed or erected until a permit therefore has been issued by the Riverside County Planning Director, on the form provided by the Planning Department accompanied by the filing fee set forth in Ordinance No. 671 and meeting the requirements of Section 18.30 of this ordinance. Said application shall also consist of ten (10) copies of a Plot Plan drawn to scale, containing the name, address or 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 outdoor advertising display is proposed to be placed. In addition, the applicant shall provide sufficient number of address labels as deemed appropriate by the Planning Director for all property owners within a five hundred foot (500') radius of any proposed outdoor advertising display. The Plot Plan shall show the precise location, type, and size of the proposed outdoor advertising displays, all property lines, zoning, and the dimensions, location of and

distance to the nearest advertising displays, building, 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. Hearing and Notice of Decision. Upon acceptance of an application for an outdoor advertising display as complete, the Planning Director shall transmit a copy of the application to the Department of Building and Safety for review and comment.
 - (a) Not less than thirty (30) days after acceptance of the application for outdoor advertising display as complete, the Planning Director shall schedule the time and date on which the Planning Director's decision on the application is to be made. Not less than ten (10) days prior to the date on which the decision is to be made, the Planning Director shall give notice of the proposed outdoor advertising display, by mail or delivery, to all owners shown on the last equalized assessment roll, and any updates, as owning real property within a five hundred (500) foot radius of the exterior boundaries of the parcel upon which the proposed outdoor advertising display is to be located. Notice of the proposed outdoor advertising display shall also be given by publication in a newspaper of general circulation within Riverside County. The Notice shall include the statement that no public hearing will be held unless a hearing is requested, in writing, and delivered to the Planning Director at least two (2) days before the date scheduled for the decision is to be made. No public hearing on the application for an outdoor advertising display shall be held before a decision is made by the Planning Director, unless a hearing is requested, in writing, by the applicant or other interested person, or if the Planning Director determines that a public hearing should be required. If no public hearing is requested or required, the Planning Director shall give the Notice of Decision to the applicant and any other person who has made a written request for a copy of the Notice of Decision. The decision of the Planning Director shall be considered final unless within ten (10) days of the date of mailing of the Notice of Decision to the applicant, an appeal therefrom is filed.
 - (b) If a public hearing is required under the provision of this subsection, notice of the time, date, and place of the hearing before the Planning Director and a general description of the location of the real

property which is the subject of the hearing, shall be given at least ten (10) days prior to the hearing as follows:

- (1) Mailing or delivering to all owners of real property which is located within a 500-foot radius of the exterior boundaries of the parcel upon which the proposed outdoor advertising display is to be located as, such owners are shown on the last equalized assessment roll and any updates.
 - (2) The Planning Director may require that additional notice be given in any other matter the Director deems necessary or desirable.
 - (c) If a public hearing is required, the Planning Director shall hear relevant testimony from interested persons and make a decision within a reasonable time after the close of the public hearing. A Notice of Decision shall be filed by the Planning Director with the Clerk of the Board of Supervisors, not more than fifteen (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. The Clerk of the Board of Supervisors shall place the Notice of Decision on the next agenda of the Board of Supervisors held five (5) or more days after the Clerk receives the Notice of Decision from the Planning Director.
3. Appeals. The decision of the Planning Director shall be considered final unless an appeal therefrom is filed.
- (a) Appeals to Planning Commission. The applicant or any interest person may file an appeal, accompanied by the fee set forth in Ordinance No. 671 of this ordinance, and on the form provided by the Planning Department within ten (10) days after the Notice of Decision is mailed for those matters where a public hearing was not requested or required or within ten (10) days after the Notice of Decision appears on the Board of Supervisor's agenda. 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 hearing on the appeal shall be given in the same manner that notice was given in the same manner that notice was given under 19.3.b (2)(b). The Planning Commission shall render its decision on the appeal within ten (10) days of the closing of the hearing. A Notice of the Decision of the Planning Commission shall be filed by the Planning Director with the Board of Supervisors, not more than fifteen (15) days after the decision. A copy of the Notice of

Decision shall be mailed to the applicant, appellant and to any person who has made a written request for a copy of the decision. The Clerk of the Board of Supervisors, shall place the Notice of Decision on the next agenda of the Board of Supervisors, held five (5) or more days after the Clerk receives the Notice of Decision from the Planning Director. The decision of the Planning Commission shall be considered final unless an appeal therefrom is filed.

- (b) Appeals to Board of Supervisors. The decision of the Planning Commission 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 Ordinance No. 671 of this ordinance, and on the form provided by the Planning Department within ten (10) days after the Notice of Decision of the Planning Commission appears on the Board of Supervisors's agenda. The appeal shall state the reasons why it is believed the action of the Planning Commission is improper. Upon receipt of a completed appeal and fee, or if the Board of Supervisors assumes jurisdiction by ordering the matter set for public hearing, the Clerk of the Board of Supervisors shall set the matter for public hearing before the Board of Supervisors, not less than five (5) days nor more than thirty (30) days thereafter, and shall give notice of the time and place of the hearing in the same manner as notice of the time and place of the hearing in the same manner as notice was given for the hearing before the Planning Commission. The Board of Supervisors shall render its decision within thirty (30) days following the close of the hearing on the appeal. The decision of the Board of Supervisors shall be final.

- 4. Revocation. Any outdoor advertising display permit which has been issued as a 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 thirty (30) days after notice is given, any outdoor advertising display authorized by said outdoor advertising display permit shall be removed at the applicant's expense. Failure to remove the display within said thirty (30) days shall be deemed a separate violation of this ordinance. Nothing in this ordinance shall 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 of 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 an outdoor advertising display 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 is believed to exist. 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 an outdoor advertising display permit application shall be guilty of a misdemeanor.
3. Every person who fails to stop work on an outdoor advertising display, 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 one thousand dollars (1,000.00), 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 a portion of which the violation is committed, continued, or permitted by such person.
7. Every illegal outdoor advertising display and every abandoned outdoor advertising display is hereby declared to be a public nuisance and shall be subject to abatement by repair, rehabilitation, or removal in accordance with the procedures contained in Section 3 of Riverside County Ordinance No. 457.

d. **NONCONFORMING SIGNS.** Every outdoor advertising display which does not conform to this ordinance shall be deemed to be a nonconforming sign and shall be removed or altered in accordance with this ordinance as follows:

1. Any outdoor advertising display which was lawfully in existence prior to the effective date of the enactment of Ordinance No. 348.2496 (July 16, 1985) shall be abated or brought into conformance with these provisions by July 17, 1990.
2. Any outdoor advertising display which was lawfully in existence prior to the effective date of the enactment of Ordinance No. 348.2856 (June 30, 1988) but after the effective date of the enactment of Ordinance No. 348.2496 (July 16, 1985) shall be abated or brought into conformance with these provisions by July 1, 1993.

3. Any outdoor advertising display which was lawfully in existence prior to the effective date of Ordinance No. 348.2989 but after the effective date of the enactment of Ordinance No. 348.2856 (June 30, 1988) shall be abated or brought into conformance with these provisions within eleven (11) years of the effective date of Ordinance No. 348.2989.
 4. If federal or state law requires the County of Riverside to pay just compensation for the removal of any such lawfully erected but nonconforming outdoor advertising display, it may remain in place until just compensation as defined in the Eminent Domain Law (Title 7, of Part 3 of the Code of Civil Procedure) is paid.
- e. **ILLEGAL AND ABANDONED.** All illegal outdoor advertising displays and all abandoned outdoor advertising displays shall be removed or brought into conformance with this ordinance immediately.

Amended Effective:

07-16-85 (Ord. 348.2496)
06-30-88 (Ord. 348.2856)
06-20-89 (Ord. 348.2989)

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 free-standing 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) Marks, 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 or 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 an established facility intended for such purposes.

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

- a. TEMPORARY OUTDOOR EVENT. 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, tent revival meetings, and off-road vehicle events. Temporary outdoor events are classified as follows:
 - 1. MAJOR OUTDOOR EVENT. A temporary outdoor event at which five thousand (5,000) or more people may be expected to be in attendance at any one time.
 - 2. MINOR OUTDOOR EVENT. A temporary outdoor event at which less than five thousand (5,000) people but more than one hundred (100) people may be expected to be in attendance at any one time.
 - 3. REGULARLY SCHEDULED EVENT. A minor outdoor event not held at an established facility but held on an annual or semiannual basis. It may be a continuation of an event that has been held at the same site on a minimum of three previous occasions.
- b. "ESTABLISHED FACILITY". An existing permanent facility that is designed and constructed to conduct outdoor events therein, which is a legally authorized location with the facilities to conduct an event which is proposed to be held therein, including, but not limited to seating areas, vehicle parking, sanitary and health facilities and potable water.

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 or d of this section.
- c. Minor outdoor event 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. Regularly scheduled events that are not held at an established facility are permitted to be held at any location in the unincorporated area provided that a permit is granted in accordance with the provisions of this Article.
- e. 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. Notwithstanding any other provisions of this ordinance, Minor Outdoor Events and Regularly Scheduled Events may be permitted in any zone classification provided that a permit is granted pursuant to the provisions of this Section.

- a. APPLICATIONS. Applications for permits for a Minor Outdoor Events and Regularly Scheduled Events 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, Subsection (e) relating to appeals, 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, Department of Building and Safety, California Highway Patrol, and cities within whose sphere of influence or mutual aid agreement area the proposal is located, for review and written comments and recommendations to the Planning Director. Applications may then be approved, conditionally approved, or denied.

- c. **REQUIREMENTS FOR APPROVAL.** No application for a permit for a Temporary Outdoor Event shall be approved unless the applicant affirmatively demonstrates that the holding of the event will not be detrimental to the environment, 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 potable water service are approved by the Health Officer.
 4. Fire protection plans and facilities are approved by the County Fire Warden.
 5. Security operations plans are approved 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.
 8. The hours of operation allowed for the event shall be compatible with the uses adjacent to the activity. Lighting for night activities should be directed so as not to illuminate adjoining properties.
 9. Noise generated by the event shall not disrupt the activities of adjacent land uses.
- d. **APPEALS.** An applicant or any interested person may file an appeal from the decision of the Planning Director within 10 days of the date of mailing of the notice of decision to the applicant. 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 five days or 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.

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

SECTION 19.56. INSURANCE AND BOND. As a condition of 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. In addition, the permittee may be required to obtain sufficient indemnity or liability insurance naming the County of Riverside as a named insured.

SECTION 19.57. REVOCATION. An issued Minor Outdoor Event may be revoked by the Planning Director at any time if the permittee does not fulfill all of the conditions of approval. An issued Regularly Scheduled Event permit may be revoked in accordance with the provisions of Section 18.31.

Adopted:

03-05-81 (Ord. 348.1926)

Amended Effective:

06-30-88 (Ord. 348.2856)

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 shall not prohibit the installation of qualified mobilehomes on approved foundation systems on lots that are zoned for single-family dwellings. For the purposes of this ordinance, the term "mobilehome" shall be synonymous with the term "manufactured housing." 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 permits for the installation 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 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 permit the installation 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 of the Government Code, the Board of Supervisors 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.

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, subject to development standards of that zone, provided that when the subject lot is adjacent to property containing a place, building, structure, or other object listed on the National Register of Historic Places, a mobilehome shall be permitted provided approval of a plot plan shall first have been obtained at a public hearing pursuant to the provisions of Section 18.30 of this ordinance.

SECTION 19.78. (Deleted by Ordinance 348.3053 - 10-05-89)

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.

Adopted:

06-02-81 (Ord. 348.1965)

Amended Effective:

02-08-83 (Ord. 348.2160)

01-05-84 (Ord. 348.2244)

07-31-84 (Ord. 348.2358)

09-05-89 (Ord. 348.3053)

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:

11-23-82 (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:

11-23-82 (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:

11-23-82 (Ord. 348.2140)

ARTICLE XIXd
RECREATIONAL VEHICLE PARKS

SECTION 19.95. INTENT.

Recreational vehicle parks or resorts are intended to provide for the accommodation of visitors to the unincorporated areas of Riverside County who travel to or within the County by recreational vehicle and reside in a recreational vehicle park. The provisions of this Article are intended to create a safe, healthful, and beneficial environment for occupants of the recreation vehicle parks and to protect the character and integrity of surrounding uses.

SECTION 19.96. INCIDENTAL USES.

- a. A recreational vehicle park may include incidental uses operated for the convenience of recreational vehicle park occupants only. No incidental use shall be permitted unless approved as part of the approval of the recreational vehicle park. There shall be no separate sign advertising any such incidental use visible from any street and any such use shall be located no less than one hundred (100) feet from any street. Incidental uses permitted may include the following:
1. Dwellings for owner and/or managers and staff.
 2. Food markets.
 3. Office.
 4. Laundry.
 5. Personal services including showers and rest rooms.
 6. Indoor and outdoor recreational facilities.
 7. Restaurants, including dancing and alcoholic beverage sales.
 8. Sales of items related to maintenance and operation of recreational vehicles.
 9. Barber and beauty shops.
 10. Golf courses and tennis courts.
 11. Refreshment stands.
 12. Membership sales offices
 13. Assembly rooms.
 14. Boat storage and launching
 15. Horse stables.
 16. Storage for Recreational Vehicles. An area may be provided where recreational vehicles can be stored when not in use. The storage area shall be fully screened on all sides by a six foot high masonry wall or a six foot high fence, and a six-foot high landscape buffer shall be provided around the wall or fence.

- b. The Planning Commission or East Planning Counsel may, by resolution of record, permit any other incidental use which it determines to be similar to those listed above, operated exclusively for the convenience of recreational vehicle park residents, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in the park. All such uses shall be subject to the property development standards contained herein.

SECTION 19.97. DEVELOPMENT STANDARDS FOR ALL RECREATIONAL VEHICLE PARKS. Development of Recreational Vehicle Parks shall comply with all requirements of this Ordinance, Title 25 of the California Administrative Code, and all other applicable statutes and ordinances. The following development standards shall apply to all recreational vehicle parks:

a. PARK SITE AND STANDARDS.

1. Density.

- (a) Where areas are designated or determined for Category I and II land uses in the Riverside County Comprehensive General Plan, an overall density of not more than 20 spaces per acre may be allowed. However, the maximum permitted density may be reduced if it is determined to be necessary to achieve compatibility with the area in which the park is located. In areas where an adopted Community Plan sets forth recreational park densities, the provided densities in the Community Plan shall apply.
- (b) Where areas are designated or determined for Category III, IV, or Open Space land uses in the Riverside County Comprehensive General Plan, an overall density of not more than eight (8) spaces per acre shall be allowed for Vacation Recreational Vehicle Parks and Extended Occupancy Parks. However, the maximum permitted density may be reduced if it is determined to be necessary to achieve compatibility with the area in which the park is located. In areas where an adopted Community Plan sets forth Recreational Vehicle Park densities, the densities provided in the Community Plan shall prevail.
- (c) Where areas are designated or determined for Category III land uses in the Riverside County Comprehensive General Plan, the overall density for Permanent Occupancy Parks shall be not more than that permitted for residential development by the Comprehensive General Plan. In areas where an adopted Community Plan exists, the residential density provided for the project site in the Community Plan shall apply.

2. General Plan Land Use Categories.

- (a) Vacation Recreational Vehicle Parks and Extended Occupancy Parks shall be allowed in all land use category areas.

- (b) Extended Occupancy Parks may be allowed in all land use category areas.
 - (c) Permanent Occupancy Parks may be allowed only in areas designated for Category I, II or III land use in the Riverside County Comprehensive General Plan.
- 3. Size of Recreational Vehicle Park: No parcel of land containing less than five (5) acres may be used for the development and operation of a recreational vehicle park.
- 4. Open Space. Each recreational vehicle park shall have a minimum of 25 percent of its net area in open space. The net area of a park shall be determined by excluding all streets, drives, and visitor parking areas.
- b. SIGNS. All signs shall comply with the provisions of Article XIX of Ordinance No. 348.
- c. OUTSIDE ACCESS.
 - 1. Principal access shall be from a County maintained road.
 - 2. Emergency access shall be a minimum of fifteen (15) feet in width and shall be gated. It shall be posted and otherwise remain unobstructed. Use of emergency access shall be limited to emergency use only. Emergency access may be permitted from any street.
- d. TRASH REMOVAL. A trash removal plan for the recreational vehicle park shall be submitted at the time of application. This plan must include the type of trash removal system; location, size, and number of trash receptacles; and frequency of removal. Trash bins shall be fully screened and inaccessible to wildlife. Removal of garbage and rubbish shall comply with the requirements of Riverside County Ordinance No. 513.
- e. LIGHTING.
 - 1. Lighting shall be indirect, hooded and positioned so as to reflect onto the access roads and away from the recreational vehicle spaces and adjoining property unless otherwise approved by the approving body.
 - 2. Lighting standards for roads and recreational vehicle sites shall be a maximum of ten (10) feet in height. The height of all light standards shall be measured from the elevation of the adjoining pavement of the access roads. Lighting standards in recreational areas may be taller than ten (10) feet.
 - 3. All recreational vehicle parks in the Mt. Palomar Street Lighting Area shall comply with the lighting policies set forth in Ordinance No. 655.
- f. DRAINAGE. The park shall be so graded that there will be no depressions in which surface water will accumulate or as approved by the Flood Control District.

- g. DISTANCE BETWEEN RECREATIONAL VEHICLES AND BUILDINGS.
 - 1. Recreational vehicle spaces shall be designed so as to provide the maximum distance between recreational vehicles, taking into account minimum recreational vehicle space size requirements as established within this ordinance.
 - 2. In vacation recreational vehicle parks, recreational vehicle utility connections may be arranged so as to allow grouping of recreational vehicles, up to four vehicles per utility connection, if this is desired by the recreational vehicle owners. However, recreational vehicle owners shall not be required to group more than two (2) to a utility connection unless they so request.
 - 3. Where recreational vehicle spaces are located near any permitted building, the minimum distance between the recreational vehicle and said building shall be fifteen (15) feet.
- h. SETBACKS AND YARD REQUIREMENTS.
 - 1. Yard Requirement. Each recreational vehicle park shall have a 20-foot wide landscaped front yard extending along the full width of the parcel devoted to said use and along any side or rear property line abutting a street unless this requirement is modified by the approving body. The yard(s) shall be free of all walls, fences, and accessory structures.
 - 2. Setbacks. All structures and recreational vehicle pads shall be set back from all side and rear property lines not less than three (3) feet, except where a side or rear property line abuts a street, the setback shall be not less than twenty (20) feet. Where the recreational vehicle park is adjacent to an existing single family development, a 100 foot setback shall be provided for structures exceeding one story.
- i. OFF-STREET PARKING. Parking for recreational vehicle parks shall comply with Section 18.12 of this Ordinance. No parking or interior access roads shall be allowed. Visitor parking shall be provided in separate off street parking areas.
- j. BUILDING HEIGHT. Maximum building heights shall be as permitted in the zoning classification in which the recreational vehicle park is located.
- k. MANAGEMENT.
 - 1. A caretaker responsible for the management of the park shall be present on the premises of the park at all times when the park is occupied.

2. Maintenance and Storage Yard. All storage of supplies, maintenance materials and equipment outside of buildings shall be provided within a storage area. Any storage shall be located outside any required yard and completely screened from adjoining properties with a decorative masonry wall or fencing six (6) feet in height and further buffered with landscaping materials eight (8) feet in height.

1. SANITARY FACILITIES:

1. Based on standards set forth in Title 25 of the California Administrative Code, toilets, lavatories and showers shall be provided in the following numbers for each sex:
 - (a) In parks constructed and operated exclusively for dependent recreational vehicles: one toilet, one shower, and one lavatory for each sex for each fifteen (15) dependent recreational vehicle spaces.
 - (b) In parks constructed and operated exclusively for independent recreational vehicles, or for a combination of independent and dependent recreational vehicles, the following ratio of toilets, showers and lavatories for each sex:

<u>No. of Spaces</u>	<u>Toilets</u>	<u>Lavatories</u>	<u>Showers</u>
1-25	1	1	1
26-70	2	2	2

For each additional 100 spaces or fraction thereof one additional toilet, lavatory and shower shall be provided for each sex.

- (c) In parks where no water and sewer connections are provided at individual recreational vehicle spaces, one toilet, lavatory, and shower shall be provided for each sex for every fifteen (15) recreational spaces.
2. Toilets shall be of a water flushing type.
3. Hot and cold running water shall be provided for lavatories and showers.
5. Toilet, lavatory and shower facilities shall be located not more than four hundred (400) feet from any dependent recreational vehicle space. Toilet, lavatory, and shower facilities shall be located not more than one thousand (1,000) feet from any independent recreational vehicle space.
6. One (1) washing machine and dryer shall be provided for every fifty (50) recreational vehicle spaces or fraction thereof.
7. Recreational vehicle parks which do not provide each recreational vehicle space with a connection to an approved sanitary sewer system shall provide sanitation stations designed to receive the discharge from the sewage holding tanks of recreational vehicles.

- a. The sanitary station shall be constructed in accordance with specifications set forth in Title 25 of the California Administrative Code.
- b. If a sanitation station is provided, it shall be located within the park in such a manner so as not to be obnoxious to the tenants of the park and shall be set back one hundred (100) feet from adjoining residential development, unless approved by the approving body.
- m. **INTERIOR ACCESS ROADS.** Interior access roads within the recreational park shall not be less than twenty-four (24) feet wide and be paved with a minimum thickness of three (3) inches of asphalt concrete or six (6) inches of Portland Cement Concrete, or with such alternate surfacing as recommended by a soils engineer.
- n. **ONE WAY INTERIOR ACCESS ROADS.** The approving body may reduce the minimum width of interior access roads to 20 feet where one way interior access roads are utilized.
- o. **FRONTAGE.** Each recreational vehicle space shall front on or be served by an interior access road.
- p. **HAZARDOUS FIRE AREAS.** In areas designated as hazardous fire areas, the following standards shall apply pursuant to Ordinance No. 546, Section 1106:
 - (1) Roads must be a minimum 24 feet in width.
 - (2) Dead end roads shall be no longer than 600 feet in length and shall end in a 90 foot diameter turnaround.
- q. **ELECTRICAL SERVICES.** In accordance with Title 25 of the California Administrative Code, the following standards shall be met.
 - 1. Only one power supply connection shall be made to a recreational vehicle.
 - 2. Electric power supply equipment shall be located on the rear half of the recreational vehicle space within four feet of the location or proposed location of the recreational vehicle on the space.
- r. All structures shall comply with the requirements of Title 25 of the California Administrative Code, except where this ordinance is more restrictive, the restrictive standards shall apply.

SECTION 19.98. DEVELOPMENT STANDARDS FOR VACATION RECREATIONAL VEHICLE PARKS.

- a. **SIZE OF SPACE.** The minimum area of each recreational vehicle space shall be one thousand two hundred fifty (1,250) square feet.

- b. **INDIVIDUAL SPACE IMPROVEMENTS.**
1. Recreational vehicle sites and driveways shall be of crushed stone, decomposed granite, grass or similar material so as to provide a level surface for recreational vehicle parking and to minimize dust.
 2. A parking space shall be provided for each recreational vehicle site not less than nine (9) feet by twenty-five (25) feet in size. The parking space may be part of the driveway into or through the site. The parking space may be part of the driveway into or through the site. The parking space shall be of rock, decomposed granite, grass or similar material so as to provide a level surface for car parking and to minimize dust.
 3. All areas not in hard surface shall be landscaped pursuant to Section 18.12 of this Ordinance unless otherwise approved by the approving body.
- c. **WATER SERVICES.** Each recreational vehicle space shall be provided with a water service outlet delivering safe, potable water.
- d. **UTILITY SERVICES.** All utility services within the recreational vehicle park including, but not limited to, electrical, telephone, and television services, shall be underground.
- e. **MOVEMENT OF RECREATIONAL VEHICLES.** Wheels shall not be removed from recreational vehicles, nor shall any fixture be added which will prevent the recreational vehicle from being moved under its own power or by a passenger vehicle.
- f. **ACCESSORY STRUCTURES.**
1. No accessory structures including, but not limited to, ramadas, cabanas, and storage structures, shall be constructed on individual recreational vehicle spaces except patio covers may be constructed provided the following criteria are met and maintained..
 - (a) The patio covers are located or constructed and maintained by the park owner.
 - (b) The covers are of uniform size, style, and building materials.
 - (c) The patio covers are self-supporting and in no way permanently attached to a recreational vehicle.
 - (d) The patio covers are approved as part of the approval of the recreational vehicle park.
 2. All awnings shall be supported off the individual recreational vehicle, shall remain attached to the recreational vehicle at all times, and shall not be connected in any way to a permanent structure. Free standing awnings shall not be permitted.
 3. Structures to assist the handicapped shall be allowed.
 4. The occupied area of the recreational vehicle lot shall not exceed 75% of the lot area.

- g. **RECREATIONAL AREA.** Recreation areas may be provided. Open space, pool areas, game courts, and similar areas, shall be considered recreation areas.
- h. **WALL AND FENCES.** Each recreational vehicle park shall be screened or fenced as follows:
 - 1. For vacation recreational vehicle parks in Category I or II land use areas, decorative masonry walls or fencing six (6) feet in height, shall be erected on all property lines that do not abut a road. Where the park abuts a road, a six (6) foot high wall or fence shall be combined with an earthen berm and landscaping to provide an eight (8) foot high screen. In all cases walls and fences shall be buffered with appropriate landscape materials as provided by Section 18.12 of this Ordinance.
 - 2. For vacation recreational vehicle parks located in Category III or IV, or Open Space land use areas a decorative masonry wall, earthen berm and block wall, fencing, landscaping screen, or combination thereof shall be provided on all property lines as specified by the the approving body. Where walls and fences are utilized, landscape buffer shall be provided as set forth in Section 18.12 of this Ordinance.
 - 3. For vacation recreational vehicle parks visible from a scenic vista or a designated State or County Scenic Highway, decorative masonry wall, or fence six (6) feet in height shall be erected on all property lines that do not abut a road. Where the park abuts a road, the six (6) foot high fence shall be combined with an earthen berm and landscaping to provide an eight (8) foot high screen. In all cases walls and fences shall be buffered with appropriate landscape materials as provided by Section 18.12 of this Ordinance.
 - 4. The exterior side of all block walls shall be coated with a protective coating that will facilitate the removal of graffiti.

SECTION 19.98a. DEVELOPMENT STANDARDS WITHIN EXTENDED OCCUPANCY PARKS.

- a. **SIZE AND SPACE.** Each recreational vehicle space shall be 1,750 square feet or more in area with a minimum width of 30 feet and contain 40 percent of open space area. The open space area shall not include patio area, vehicle parking area, and recreational vehicle parking area.
- b. **INDIVIDUAL SPACE IMPROVEMENTS:**
 - 1. Each site shall contain a level, stabilized recreational vehicle parking pad of crushed stone, decomposed granite, paving or other suitable material.
 - 2. Each recreational vehicle space may be provided with a ten (10) foot by twenty-five (25) foot parking area of asphalt concrete, Portland Cement Concrete, rock, decomposed granite/or similar material.

3. All areas not in hard surface shall be landscaped pursuant to Section 18.12 of this Ordinance, unless otherwise approved by the approving body.
- c. **ELECTRICAL SERVICES.**
 1. Each recreational vehicle space shall be provided with an electrical service outlet.
 2. Each recreational vehicle space may be provided with connection to telephone service.
- d. **WATER SERVICES.** Each recreational vehicle space shall be provided with a fresh water service outlet delivering safe and potable water.
- e. **SEWER SERVICE.** Each recreational vehicle space shall be provided with a connection to an approved sanitary sewer system.
- f. **NUMBER OF RECREATIONAL VEHICLES PER SITE.** Only one (1) recreational vehicle connected to utilities shall be allowed per site. No other vehicle parked at the recreational vehicle site, except for the primary recreational vehicle, shall be used for human habitation on a temporary or permanent basis. In addition to the primary recreational vehicle, two cars, vans or trucks may be parked at the recreational vehicle space. One recreational vehicle may be substituted for these other vehicles provided it is the only available source of transportation to and from the recreational vehicle park.
- g. **MOVEMENT OF RECREATIONAL VEHICLES.** Wheels shall not be removed from recreational vehicles.
- h. **ACCESSORY STRUCTURE.**
 1. Ramadas and patio covers are allowed.
 2. Accessory storage structures may be allowed at individual vehicle spaces with the following restrictions:
 - (a) The structures are approved as part of the recreational vehicle park approval.
 - (b) Storage structures are no larger than 100 square feet in area and a maximum of eight (8) feet in height.
 - (c) Only one storage structure is allowed at each recreational vehicle site.
 3. All structures shall comply with the requirements of Title 25 of the California Administrative Code, except where this ordinance is more restrictive, the more restrictive standards shall apply.
 4. No more than 60% of the area of each individual recreational vehicle site may be covered by the recreational vehicle and accessory structures.
 5. Structures to assist the handicapped shall be allowed.
 6. Awnings are permitted in accordance with the provisions of Title 25 of the California Administrative Code.

- i. **RECREATIONAL AREA.** A community recreational area or areas having a minimum area of one hundred and fifty (150) square feet for each recreational vehicle space shall be provided. Any such area shall be of sufficient size to be usable for recreational purposes. Open space, pool areas, game courts, clubhouses, and similar areas shall be considered recreation areas.
- j. **WALLS AND FENCES.** Each recreational vehicle park shall be screened or fenced as follows:
 - 1. For Extended Occupancy parks in Category I or II land use areas decorative masonry walls or fencing six (6) feet in height, shall be erected on all property lines that do not abut a road. Where the park abuts a road the six (6) foot high wall or fence shall be combined with an earthen berm and landscaping to provide an eight (8) foot high screen. In all cases walls or fences shall be buffered with appropriate landscape materials as provided by Section 18.12 of this Ordinance.
 - 2. For Extended Occupancy parks in Category III, IV, or Open Space land use areas a decorative masonry wall, earthen berm and block wall, fencing, or landscaping screen, or combination thereof shall be on all property lines as specified by the approving body. Where walls and fences are utilized an additional landscape buffer shall be provided as set forth in Section 18.12 of this Ordinance.
 - 3. For Extended Occupancy parks visible from a scenic vista or a designated State or County Scenic Highway, decorative walls or fencing six (6) feet in height shall be erected on all property lines that do not abut a road. Where the park abuts a road, a six (6) foot wall or fence shall be combined with an earthen berm and landscaping to provide an eight (8) foot high screen. In all cases walls or fences shall be buffered with appropriate landscape materials as provided by Section 18.12 of this Ordinance.
 - 4. The exterior side of all block walls shall be coated with a protective coating that will facilitate the removal of graffiti.
- k. **HUMAN HABITABILITY.** Only recreational vehicles which can connect to sewer and water service at the recreational vehicle space shall be allowed to stay for longer than 30 consecutive days or 120 days in any one year.
- l. **VEHICLE REGISTRATION.** All recreational vehicles which are sited within a recreational vehicle park on a long term or permanent basis shall be registered with the California Department of Motor Vehicles.

SECTION 19.98b. DEVELOPMENT STANDARDS FOR PERMANENT OCCUPANCY PARKS.

- a. **SIZE OF SPACE.** Each recreational vehicle space shall be 1,750 square feet or more in area with a minimum width of 30 feet and contain 40 percent of open space area. The open space area shall not include patio area, vehicle parking area, and recreational vehicle parking area.
- b. **INDIVIDUAL SPACE IMPROVEMENTS.**
 - 1. Each site shall contain a level, stabilized recreational vehicle parking pad of crushed stone, decomposed granite, paving or other suitable material.
 - 2. Each recreational vehicle space shall be provided with a ten (10) foot by twenty-five (25) foot parking area of asphalt concrete, Portland Cement Concrete, rock, decomposed granite, or similar material.
 - 3. Each recreational vehicle space may be provided with a patio up to 120 square feet in area.
 - 4. All areas not in hard surface shall be landscaped pursuant to Section 18.12 of this ordinance, unless otherwise approved by the approving body.
 - 5. A five (5) gallon tree shall be planted at each recreational vehicle site by the park owner and maintained by an automatic water system.
 - 6. Each permanent recreational vehicle shall be skirted in order to screen the area under the vehicle from view, unless waived by the approving body.
- c. **UTILITY SERVICES.**
 - 1. Each recreational vehicle space shall be provided with an electrical service outlet.
 - 2. Each recreational vehicle space may be provided with a connection to telephone service.
 - 3. All electrical, telephone and television services within the recreational vehicle park shall be underground.
- d. **WATER SERVICES.** Each recreational vehicle space shall be provided with a water service outlet delivering safe and potable water.
- e. **SEWER SERVICE.** Each recreational vehicle space shall be provided with a connection to an approved sanitary sewer service.
- f. **TELEVISION SERVICE.** A central antenna system may be provided by the park owner. If this system is provided, all wiring shall be underground, and service shall be provided to each recreational vehicle site. Dish antennas shall be located in an unobtrusive location and screened.
- g. **NUMBER OF RECREATIONAL VEHICLES PER SITE.** Only one recreational vehicle connected to utilities shall be allowed per site. No other vehicle parked at the recreational vehicle site, except for the primary vehicle, shall be used for human habitation on a

temporary or permanent basis. In addition to the primary recreational vehicle, two cars, vans, or trucks may be parked at the recreational vehicle space. One recreational vehicle may be substituted for these vehicles provided it is the only available source of transportation to and from the recreational vehicle park.

h. ACCESSORY STRUCTURE.

1. Ramadas and patio covers are allowed.
2. Accessory storage structures are allowed at individual vehicle spaces with the following restrictions:
 - (a) The structures are approved as part of the approval of the recreational vehicle park.
 - (b) Storage structures are no larger than 100 square feet in area and a maximum of eight (8) feet in height.
 - (c) Only one storage structure is allowed at each recreational vehicle site.
3. No more than 60% of the area of each individual recreational vehicle site may be covered by the recreational vehicle and accessory structures.
4. Structures to assist the handicapped shall be allowed.
5. Awnings shall be permitted in accordance with the provisions of Title 25 of the California Administrative Code.

- i. RECREATIONAL AREA.** A community recreation area shall be provided within the recreational vehicle park, exclusive of any dwelling lot or required yards, which is equal to two hundred (200) square feet per recreational vehicle site. If a clubhouse is provided, it shall have a minimum floor area of 1,200 square feet, or 20 square feet per recreational vehicle site, whichever is greater. The final design and location of recreational facilities shall be subject to the approval of the approving body.

- j. WALLS.** A decorative masonry wall, earthen berm and block wall, opaque fence, landscape screen, or combination thereof, six (6) feet in height, shall be erected on all property lines that do not abut a road. Where the park abuts a road, a six (6) foot high wall or opaque fence shall be combined with an earthen berm or landscaping to provide an eight (8) foot high screen. The type of wall, berm, fence, or combination thereof, shall be subject to the approval of the approving body. The exterior side of all block walls shall be coated with a protective coating that will facilitate the removal of graffiti.

- k. CURBS AND GUTTERS.** Gutters may be installed where required to control drainage.

- l. HUMAN HABITABILITY.** Only recreational vehicles which have toilet and kitchen facilities and can connect to sewer and water service at the recreational vehicle space are allowed.

- m. **SPACE OWNERSHIP.** A permanent park may have a membership organization that provides for the use of spaces in a park by members; however, members shall not be granted title to any lot within a park.
- n. **SEWER SYSTEM.** All permanent parks shall be connected to a sewer system as approval by the Health Department.
- o. **VEHICLE REGISTRATION.** All recreational vehicles which are sited with a recreational vehicle park on a long-term or permanent basis shall be registered with the State of California Department of Motor Vehicles.
- p. **FAULT HAZARD ZONES.** For the purpose of this ordinance, recreational vehicles located in a permanent recreational vehicle park shall be considered a project as defined in Ordinance No. 547 implementing the Alquist-Priolo Special Studies Zone Act.
- q. **RECREATIONAL VEHICLE STORAGE AREA.** All permanent occupancy parks shall provide a recreational vehicle storage area for the use of park residents. This storage area shall contain storage space for a minimum of one (1) recreational vehicle for every five (5) recreational vehicle sites in the park, unless otherwise approved by the approving body. The storage area shall be screened from all streets and from surrounding properties by an eight (8) foot high wall or opaque fence, or by a combination earthen berm and wall or fence which provide an eight foot high screen.

SECTION 19.99. EXTENDED OCCUPANCY PERMIT. An existing recreational vehicle park which is operating under a permit approved by Riverside County prior to January 1, 1987, may apply for a permit to allow extended occupancy, which shall be granted if the following requirements are met:

- a. **SIGNS.** The provisions of Article XIX of Riverside County Ordinance No. 348 shall apply.
- b. **TRASH REMOVAL.** A trash removal plan for the recreational vehicle park shall be submitted at the time of application. This plan must include the type of trash removal system; location, size, and number of trash receptacles; and frequency of removal. Trash bins shall be fully screened and inaccessible to wildlife. Removal of garbage and rubbish shall comply with the requirements of Riverside County Ordinance No. 513.
- c. **LIGHTING.** All recreational vehicle parks in the Mt. Palomar Special Lighting Area shall comply with lighting policies set forth in Ordinance No. 655.
- d. **OFF-STREET PARKING.** Parking for recreational vehicle parks shall comply with Section 18.12 of this Ordinance. No parking on access roads shall be allowed. No other vehicle parked at the recreational vehicle site, except for the primary vehicle, shall

- e. **NUMBER OF RECREATIONAL VEHICLES PER SITE.** Only one (1) recreational vehicle per site connected to utilities shall be allowed. No other vehicle parked at the recreational vehicle site, except for the primary vehicle, shall be used for human habitation on a temporary or permanent basis. In addition to the primary recreational vehicle, two cars, vans, or trucks may be parked at the recreational vehicle space. One recreational vehicle may be substituted for these vehicles provided it is the only available source of transportation to and from the recreational vehicle park.
- f. **MANAGEMENT.** A caretaker responsible for the management of the park shall be present on the premises of the park at all times when the park is occupied.
- g. **HUMAN HABITABILITY.** Only recreational vehicles which can connect to sewer and water service at the recreational vehicle space shall be allowed to stay for longer than 30 consecutive days or 120 days in any one calendar year, and such recreational vehicles must be located on sites where water and sewer connection are provided as approved by the Health Department.
- h. **WATER SERVICE.** Each recreational vehicle space shall be provided with a water service outlet delivering safe, pure, and potable water.
- i. **VEHICLE REGISTRATION.** All recreational vehicles which are sited within a recreational vehicle park on a long term or permanent basis shall be registered with the State of California Department of Motor Vehicles.
- j. **ELECTRICAL SERVICE.** Each recreational vehicle space shall be provided with an electric service outlet which complies with applicable requirement of Title 25 of the California Administrative Code.

SECTION 19.99a. PERMANENT OCCUPANCY PERMIT. An existing recreational vehicle park which is operating under a permit approved by Riverside County prior to January 1, 1987, may apply for a permit to allow permanent occupancy, which shall be granted if the following requirements are met:

- a. **GENERAL PLAN LAND USE CATEGORY.** The recreational vehicle park must be located in an area designated for Category I, II or III land uses in the Riverside County Comprehensive General Plan.
- b. **OUTSIDE ACCESS.** Principal access shall be from a County maintained road.
- c. **SIGNS.** The provisions of Article XIX of Riverside County Ordinance No. 348 shall apply.

- d. **TRASH REMOVAL.** A trash removal plan for the recreational vehicle park shall be submitted at the time of application. This plan must include the type of trash removal system; location, size, and number of trash receptacles; and frequency of removal. Trash bins shall be fully screened and inaccessible to wildlife. Removal of garbage and rubbish shall comply with the requirements of Riverside County Ordinance No. 513.
- e. **LIGHTING.** All recreational vehicle parks in the Mt. Palomar Special Lighting Area shall comply with lighting policies set forth in Ordinance No. 655.
- f. **OFF-STREET PARKING.** Parking for recreational vehicle parks shall comply with Section 18.12 of this Ordinance. No parking on access roads shall be allowed.
- g. **NUMBER OF RECREATIONAL VEHICLES PER SITE.** Only one (1) recreational vehicle per site connected to utilities shall be allowed. No other vehicle parked at the recreational vehicle site, except for the primary vehicle, shall be used for human habitation on a temporary or permanent basis. In addition to the primary recreational vehicle, two cars, vans or trucks may be parked at the recreational vehicle space. One recreational vehicle may be substituted for these vehicles provided it is the only available source of transportation to and from the recreational vehicle park.
- h. **MANAGEMENT.** A caretaker responsible for the management of the park shall be present on the premises of the park at all times when the park is occupied.
- i. **HUMAN HABITABILITY.** Only recreational vehicles which can connect to sewer and water service at the recreational vehicle space shall be allowed to stay for longer than 30 consecutive days or 120 days in any one calendar year, and these recreational vehicles must be located on sites where water and sewer connection are provided as approved by the Health Department.
- j. **WATER SERVICE.** Each recreational vehicle space shall be provided with a water service outlet delivering safe, pure, and potable water.
- k. **VEHICLE REGISTRATION.** All recreational vehicles which are sited within a recreational vehicle park on a long term or permanent basis shall be registered with the State of California Department of Motor Vehicles.
- l. **ELECTRICAL SERVICE.** Each recreational vehicle space shall be provided with an electric service outlet which complies with applicable requirement of Title 25 of the California Administrative Code.

- m. Awnings, cabanas, and storage shed shall be permitted pursuant to the provisions of this article.

SECTION 19.100. APPLICATIONS. An applications for an Extended Occupancy Permit or a Permanent Occupancy for an existing recreational vehicle park which is operating under a permit approved by Riverside County prior to January 1, 1987, shall be made to the Planning Director pursuant to Section 18.30 of this ordinance. Such application shall be made on the form provided by the Planning Department, accompanied by the filing fee set forth in Ordinance No. 671, and shall include such information and documentation as may be required by the Planning Director, including the following:

- a. Name and address of the applicant and all owners of the subject property.
- b. Evidence that the owners or their representatives agree to the application.
- c. Location and address, legal description and zoning of the property on which the recreational vehicle park is to be located.
- d. A site plan of the entire property showing the location of each recreational vehicle space, accessory buildings and their uses, all interior roads, landscaping, and all utility services and hookups.

Added Effective:

02-16-89 (Ord. 348.2986)