

# **County of Riverside Planning Department**

## **ORDINANCE 348**

Land Use Ordinance of Riverside County  
Amended through Ordinance No. 348.3842  
October 15, 1998

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\* Some section title names have been rearranged in this index to provide fast alphabetical access.

MFB:mp  
04-02-98



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

**SECTION 1.3. COUNTY BOARD OF SUPERVISORS.** The Board of Supervisors shall consist of five members elected in the manner provided by law. The Board shall perform those planning and zoning duties specified by law or ordinance which are not expressly delegated or reserved to another body or officer, including, but not limited to, the duties related to legislative matters, the duties related to the appeal of quasi-judicial matters and the duties related to fast track conditional use permit and plot plan applications of a commercial/industrial nature.

Amended Effective:

09-08-95 (Ord. 348.3727)

04/19/96 (Ord. 348.3770)

**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 This section shall expire and be of no further force or effect on June 30, 1985 unless sooner repealed by the Board.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)

04/19/96 (Ord. 348.3770)

**SECTION 1.4. 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.

Amended Effective:

01-03-97 (Ord. 348.3781)

- c. 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)

04/19/96 (Ord. 348.3770)

01-03-97 (Ord. 348.3781)

- d. The Commission shall perform those planning and zoning duties specified by law or ordinance which are not expressly delegated or reserved to another body or officer, including, but not limited to, the duties related to legislative matters and the duties related to quasi-judicial matters and appeals thereof outside the area jurisdiction of the East Area Planning Council.

Amended Effective:

09-08-95 (Ord. 348.3727)

04-19-96 (Ord. 348.3770)

01-03-97 (Ord. 348.3781)

#### SECTION 1.5. 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 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.

Amended Effective:

01-03-97 (Ord. 348.3781)

- c. The area jurisdiction of the East Area Planning Council shall consist of the Fourth Supervisorial District and that portion of the Third Supervisorial District 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.



Amended Effective:

01-03-97 (Ord. 348.3781)

- d. The East Area Planning Council shall perform those planning and zoning duties specified by law or ordinance, which are not expressly delegated or reserved to another body or officer, including, but not limited to, the duties related to quasi-judicial matters and appeals thereof within its area jurisdiction.

Amended Effective:

12-23-82 (Ord. 348.2140)

02-02-85 (Ord. 348.2430)

09-08-95 (Ord. 348.3727)

04/19/96 (Ord. 348.3770)

- e. Notwithstanding the above, or any other provision herein to the contrary, operation of the East Area Planning Council is hereby suspended and its authority and duties transferred to the Planning Commission.

Added Effective:

01-03-97 (Ord. 348.3781)

**SECTION 1.6. 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 1.7. 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) 09-08-95 (Ord. 348.3727)

04-12-79 (Ord. 348.1688) 01-03-97 (Ord. 348.3781)

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 Riverside County General Plan 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 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 Riverside 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 County 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 Earthquake Fault Zoning Act, all requirements under Riverside County Ordinance No. 457 shall be completed as a part of the processing of the specific plan.

Amended Effective:

11-30-95 (Ord. 348.3752)

- (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 County Ordinance No. 671.

d. (deleted)

e. (deleted)

f. (deleted)

Amended Effective:

04-27-89 (Ord. 348.3018)

11-30-95 (Ord. 348.3752)

**SECTION 2.5. HEARINGS ON GENERAL PLANS, SPECIFIC PLANS AND AMENDMENTS THERETO.**

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 ten 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 within 300 feet of the exterior boundaries of the proposed project, as such owners are shown on the latest equalized assessment roll. If the number of owners to whom notice would be mailed exceeds 1,000, as an alternate to this mailed notice, notice may be shown by publication of a one-eighth 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.

Amended Effective:

04/19/96 (Ord. 348.3770)

- 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 County Ordinance No. 671 within ten 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)
04/19/96	(Ord. 348.3770)

**SECTION 2.6. HEARINGS ON AMENDMENTS TO SPECIFIC PLANS WITH BOUNDARIES OF ASSESSMENT DISTRICTS AND COMMUNITY FACILITIES DISTRICTS.** Notwithstanding Section 2.5 of this ordinance or any other provision herein to the contrary, the Board of Supervisors reserves exclusively to itself the duty to consider proposals to amend a specific plan within the boundaries of Assessment District No. 159, Assessment District No. 161, Community Facilities District No. 84-2, Community Facilities District No. 86-1, Community Facilities District No. 87-1, Community Facilities District No. 87-5 and Community Facilities District No. 88-8. Such proposals shall be considered in the following manner:

- a. The Board of Supervisors shall hold a public hearing on the matter. Notice of the time, date and place of the public hearing shall be given at least ten 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 within 300 feet of the exterior boundaries of the proposed project, as such owners are shown on the latest equalized assessment roll. If the number of owners to whom notice would be mailed exceeds 1,000, as an alternate to this mailed notice, notice may be shown by publication of a one-eighth 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 Board of Supervisors shall render its decision within a reasonable time.
- c. Any hearing of the Board of Supervisors may be continued from time to time.

**Amended Effective:**

04-19-96	(Ord. 348.3770)
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**SECTION 2.7 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 County 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 the filing of a request for a letter of substantial conformance concerning a specific plan within the boundaries of Assessment District No. 159, Assessment District No. 161, Community Facilities District No. 84-2, Community Facilities 86-1, Community Facilities District No. 87-1, Community Facilities District No. 87-5 or Community Facilities District No. 88-8, the Planning Director shall transmit therequest to the appropriate agencies for review and comment, and shall then forward the request, along with a recommendation, directly to the Board of supervisors for decision. The Planning Director shall transmit all other such requests to the appropriate agencies for review and comment and shall then forward them, along with a recommendation, to the Planning Commission for decision. A copy of the notice or decision of the Board of Supervisors of the Planning Commission shall be mailed to the applicant and to any person who has made a written request therefor. With respect Planning Commission decisions only, the Planning Director shall also file a copy of the notice of decision with the Clerk of the Board of Supervisors, together with a report of the proceedings, not more than 15 days after the decision. The Clerk of the Board shall place the notice of decision on the next agenda of the Board of Supervisors held five or more days after the Clerk receives the notice from the Planning Director. The decision of the Planning 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

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 County Ordinance No. 671 within ten days after the notice of decision appear 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 of Supervisors shall determine whether the letter of substantial conformance should issue.

Amended Effective:

04/19/96 (Ord. 348.3770)

- (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)

04/19/96 (Ord. 348.3770)

#### **SECTION 2.8. 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.

Amended Effective:

04-19-96 (Ord. 348.3770)



**SECTION 2.9. APPLICATION FOR REPORT ON CONFORMITY WITH GENERAL PLAN 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 ten 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 five 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)	06-30-83	(Ord. 348.2156)
06-27-78	(Ord. 348.1658)	04-04-85	(Ord. 348.2444)
05-08-80	(Ord. 348.1785)	03-12-87	(Ord. 348.2670)
09-25-80	(Ord. 348.1855)	03-27-89	(Ord. 348.3418)
10-23-80	(Ord. 348.1879)	11-30-95	(Ord. 348.3752)
01-22-81	(Ord. 348.1908)	04-19-96	(Ord. 348.3770)
07-22-82	(Ord. 348.2088)		



**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:

<b>R-R</b>	<b>Rural Residential</b>
<b>R-R-O</b>	<b>Rural Residential, Outdoor Advertising</b>
<b>R-1</b>	<b>One-Family Dwellings</b>
<b>R-1A</b>	<b>One-Family Dwellings - Mountain Resort</b>
<b>R-A</b>	<b>Residential Agricultural</b>
<b>R-2</b>	<b>Multiple Family Dwellings</b>
<b>R-2A</b>	<b>Limited Multiple Family Dwellings</b>
<b>R-3</b>	<b>General Residential</b>
<b>R-3A</b>	<b>Village Tourist Residential</b>
<b>R-T</b>	<b>Mobilehome Subdivision and Mobilehome Park</b>
<b>R-T-R</b>	<b>Mobilehome Subdivision - Rural</b>
<b>R-4</b>	<b>Planned Residential</b>
<b>R-5</b>	<b>Open Area Combining Zone - Residential Developments</b>
<b>R-6</b>	<b>Residential Incentive</b>
<b>C-1 &amp; C-P</b>	<b>General Commercial</b>
<b>C-T</b>	<b>Tourist Commercial</b>
<b>C-P-S</b>	<b>Scenic Highway Commercial</b>
<b>C-R</b>	<b>Rural Commercial</b>
<b>C-O</b>	<b>Commercial Office</b>
<b>S-P</b>	<b>Specific Plan</b>
<b>I-P</b>	<b>Industrial Park</b>
<b>M-SC</b>	<b>Manufacturing - Service Commercial</b>
<b>M-M</b>	<b>Manufacturing - Medium</b>
<b>M-H</b>	<b>Manufacturing - Heavy</b>
<b>M-R</b>	<b>Mineral Resources</b>
<b>M-R-A</b>	<b>Mineral Resources &amp; Related Manufacturing</b>
<b>A-1</b>	<b>Light Agriculture</b>
<b>A-P</b>	<b>Light Agriculture with Poultry</b>
<b>A-2</b>	<b>Heavy Agriculture</b>
<b>A-D</b>	<b>Agriculture - Dairy</b>
<b>C/V</b>	<b>Citrus/Vineyard</b>
<b>W-2</b>	<b>Controlled Development Areas</b>
<b>R-D</b>	<b>Regulated Development Areas</b>
<b>N-A</b>	<b>Natural Assets</b>
<b>W-2-M</b>	<b>Controlled Development Areas with Mobilehomes</b>
<b>W-1</b>	<b>Watercourse, Watershed and Conservation Areas</b>
<b>W-E</b>	<b>Wind Energy Resource Zone</b>

Amended Effective:

08-30-84	(Ord. 348.2358)
04-18-86	(Ord. 348.2623)
08-28-86	(Ord. 348.2612)
07-13-89	(Ord. 348.3010)
11-08-94	(Ord. 348.3692)

**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)
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**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

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

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

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

a.

- (1) One-family dwellings.
- (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, vegetables, flower and herb gardening on a commercial scale; 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 drying, packing and 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 five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five 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 three, 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 four weeks in any six 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 for rabbits, fish, frogs, chinchilla, or other small animals.
- (6) 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 a (4) of this section.
- (7) The noncommercial raising of hogs, not to exceed five animals; provided, however, that the total number of animals permitted on parcels of less than one acre shall not exceed two 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 County Ordinance No. 431 regarding hog ranches).
- (8) Future Farms, 4-H or similar projects conducted by the occupants of the premises.
- (9) 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. Off-street parking shall be as required in Section 18.12 of this ordinance, except that no paving shall be required.
- (10) A sign, single or double faced, not exceeding 12 square feet in area per face, 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.

- (11) Public parks and public palygrounds, golf courses with standard length fairways, and country clubs.
- (12) Home occupations.
- (13) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.
- (14) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
- (15) Mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 is a permitted provided that the operator thereof holds a permit to conduct surface mining operations issued prusuant to County Ordinance No. 555, which has not been revoked or suspended.

b. **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.

c. 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) 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) 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.
- (12) Fraternal lodges, including grange halls.
- (13) Churches, temples, or other structures used primarily for religious worship.
- (14) Private schools.
- (15) 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.

- (16) An additional one family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each ten 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 mobilehome shall have a floor area of not less than 450 square feet.
  - b) The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation.
  - c) The dwellings are located not less than 50 feet from any property line.
  - d) The dwellings are screened from view from the front property line by shrubs or trees.
  - e) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the County Health Department, the County of Building and Safety Department, and State law.
  - f) The number of dwellings for employees shall not exceed four per established farming operation.
- (17) Beauty shops, including 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.
- (18) Winery and appurtenant and incidental uses with established on-site vineyard.
- (19) 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.

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) Antique shops.
- (8) Automobile service stations and repair garages with or without the concurrent sale of beer and wine for off-premises consumption.
- (9) Bakery shops, including baking only when incidental to retail sales on the premises.
- (10) Barber shops and beauty shops.
- (11) Bars and cocktail lounges.
- (12) Billiard and pool halls.
- (13) Cleaning and dyeing shop.
- (14) Retail pharmacies.
- (15) Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten cubic feet in capacity, and other similar equipment.
- (16) Food, meat, poultry and produce markets.
- (17) Frozen food lockers.
- (18) Hardware stores.

- (19) Laundries and laundromats.
- (20) 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.
- (21) Liquor stores pursuant to the provisions of Section 18.48 of this ordinance.
- (22) Parking lots and parking buildings, pursuant to the provisions of Section 18.12 of this ordinance.
- (23) Professional offices.
- (24) Refreshment stands.
- (25) Restaurants and other eating establishments.
- (26) Shoe stores and repair shops.
- (27) Stations, bus, railroad and taxi.
- (28) Tire sales and service.
- (29) Tourist information centers.
- (30) Underground bulk fuel storage.
- (31) Auction houses and yards.
- (32) Dune buggy parks.
- (33) Fruit and vegetable packing plants and similar uses.
- (34) Hog ranches, subject to the provisions of County Ordinance No. 431.
- (35) Hunting clubs.
- (36) Lumber production of a commercial nature, including commercial logging or commercial development of timber and lumber mills.
- (37) Machine shops.
- (38) The manufacture of:
  - a) Brick, tile or terra-cotta.
  - b) Cement and cement products.
  - c) Gypsum.
  - d) Lime or lime products.
- (39) Menageries.
- (40) Migrant agricultural workers mobilehome parks.
- (41) Pen fed cattle operations, livestock saleyard, livestock auction yards, and dairy farms.
- (42) Race tracks, including but not limited to contests between automobiles, horses, go-carts, and motorcycles, but not including contests between human beings only.
- (43) Recreational vehicle parks.
- (44) Rifle, pistol, skeet, or trapshooting ranges.
- (45) Rodeo arenas.
- (46) Trail bike parks.
- (47) Trailer and boat storage.
- (48) Disposal service operations.
- (49) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
- (50) Outdoor film studios
- (51) Water well drilling, operations and service.
- (52) Mobilehome parks, developed pursuant to Section 19.93 of this ordinance.
- (53) Community auction and sales yards.

- (54) Farm labor camp.
- (55) Feed stores.
- (56) Packaged dry fertilizer storage, not including processing.
- (57) Oil production, not including refining or processing.
- (58) Mink farms.
- (59) Both large and small animal hospitals.
- (60) Commercial breeding operations.

- e. 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:

07-16-98 (Ord. 348.3828)

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)  
 07-16-98 (Ord. 348.3828)

**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  
 06-16-65 (Ord. 348.371) 07-16-69 (Ord. 348.638)

Formerly Article

III-renumbered

Article V and amended:

05-04-72	(Ord. 348.1023)	10-02-75	(Ord. 348.1470)
08-09-73	(Ord. 348.1189)	12-10-75	(Ord. 348.1481)
05-30-74	(Ord. 348.1327)	02-03-77	(Ord. 348.1545)
06-20-74	(Ord. 348.1340)	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)

Amended Effective:

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 the R-R Zone, 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 (Section 5.25 of this ordinance) shall hereafter be designated as being in the R-R (Rural Residential) Zone (Section 5.1 of this ordinance), 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

Article 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 two 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 County 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 of this ordinance:
- (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 two 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 three 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 ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten 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 ten 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.
- g. Lot Coverage: In no case shall more than 50% of any lot be covered by dwellings.

Amended Effective:

07-16-98 (Ord. 348.3828)

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)  
07-16-98 (Ord. 348.3828)



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.**

- a.
- (1) One-family dwellings.
  - (2) Field crops, flower and vegetables 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 the sale of products.
  - (3) The keeping 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. 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 County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.
  - (7) Real estate offices and insurance offices conducted as home occupations.
  - (8) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

Amended Effective:

07-16-98 (Ord. 348.3828)

- b.
- The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Sections 18.30 of this ordinance:
- (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 two years in any event.
  - (3) Nurseries, horticultural.

(3) Nurseries, horticultural.

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

(1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

Amended Effective:

07-16-98 (Ord. 348.3828)

#### SECTION 6.26. OTHER REGULATIONS.

a. Building height shall not exceed three stories, with a maximum height of 40 feet.

b. Required lot area shall not be 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. In no case shall more than 50% of any lot be covered by buildings.

d. Minimum yard requirements are as follows:

(1) The front yard shall not be 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 not be less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten 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 ten 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.

Amended Effective:

07-16-98 (Ord. 348.3828)

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)

07-16-98 (Ord. 348.3828)

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

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

**SECTION 6.50. USES PERMITTED.**

- a. (1) One-family dwellings.
- (2) Field crops, and vegetables 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 the sale of products.
- (3) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
- (4) Home occupations.
- (5) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.
- (6) 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.
- (7) 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.
- (8) Wholesale nurseries, greenhouses, orchard, aviaries, apiaries (subject to County 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 20 feet from the boundaries of the premises.
- (9) Farm projects (Future Farmers, 4-H or similar projects.)
- (10) 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.
- (11) 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 six square feet, advertising the sale of said product. Off-street parking shall be as required in Section 18.12 of this ordinance, except that no paving shall be required.

- (12) 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 a.(7) of this section.
- (13) One mobilehome, as a principal residence only, provided:
  - a) The minimum lot size shall be 2½ acres.
  - b) The mobilehome shall have a floor area of not less than 750 square feet.
  - c) 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.
  - d) The location of the mobilehome, sanitary facilities and utilities shall conform with all of the requirements of the County Health Department, County Building and Safety Department and State law.
- (14) 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.
- (15) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
- (16) An additional one family mobilehome, excluding the principal dwelling, shall be allowed for each ten 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:
  - a) The mobilehome shall have a floor area of not less than 750 square feet.
  - b) The mobilehome is not rented or held out for lease.
  - c) The mobilehome is located not less than 50 feet from any property line.
  - d) 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.
  - e) The number of dwellings for employees shall not exceed two per established farming operation.
  - f) The arrangement of the mobilehomes, sanitary facilities and utilities conforms with all of the requirements of the County Health Department, County Building and Safety Department and State law.
- b. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance.
  - (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 two years in any event.



- 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.

Added by (348.153)

Amended Effective:

12-23-82	(Ord. 348.2140)
12-06-84	(Ord. 348.2414)
04-04-87	(Ord. 348.2669)
07-16-98	(Ord. 348.3828)

**SECTION 6.51. BUILDING HEIGHT LIMIT.** 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:

07-16-98	(Ord. 348.3828)
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**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.

Amended Effective:

07-16-98	(Ord. 348.3828)
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**SECTION 6.53. FRONT YARD REQUIRED.** The front yard shall not be 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.

Amended Effective:

07-16-98	(Ord. 348.3828)
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**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)	0716-98	(Ord. 348.3828)
06-10-70	(Ord. 348.737)		
07-22-70	(Ord. 348.753)		
05-30-74	(Ord. 348.1327)		
01-19-66	(Ord. 348.422)		
12-12-74	(Ord. 348.1396)		
11-29-79	(Ord. 348.1729-		
	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.
  - (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 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 County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.
  - (7) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
  - (8) On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.
  - (9) One-family dwellings developed as restricted single-family residential subdivisions, subject to the development standards of Section 7.11 of this ordinance. The provisions of Sections 7.2 through 7.10 of this ordinance shall not be applicable to developments under this permitted use.

Amended Effective:

07-16-98      (Ord. 348.3828)

- 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, 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.
- (6) 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.
- (7) Nurseries, horticultural.

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.
- (2) Congregate care residential facilities, developed pursuant to Section 19.103 of this ordinance.

Amended Effective:

12-23-82	(Ord. 348.2140)	04-04-87	(Ord. 348.2669)
06-28-84	(Ord. 348.2342)	07-16-98	(Ord. 348.3828)
12-06-84	(Ord. 348.2414)		
01-02-86	(Ord. 348.2540)		
01-15-87	(Ord. 348.2643)		

**SECTION 7.2. BUILDING HEIGHT LIMIT.** Building height shall not exceed three stories, with a maximum height of 40 feet.

Amended Effective:

07-16-98 (Ord. 348.3828)

**SECTION 7.3. REQUIRED LOT AREA.** 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.

Amended Effective:

07-16-98 (Ord. 348.3828)

**SECTION 7.4. FRONT YARD REQUIRED.** 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.

Amended Effective:

07-16-98 (Ord. 348.3828)

**SECTION 7.5. SIDE YARDS REQUIRED.** Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten 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.

Amended Effective:

07-16-98 (Ord. 348.3828)

**SECTION 7.6. REAR YARD REQUIRED.** The rear yard shall not be less than ten feet.

Amended Effective:

07-16-98 (Ord. 348.3828)

**SECTION 7.7. LOT COVERAGE PERMITTED.** In no case shall more than 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 15 feet to any other main building on the same lot and no one-story building shall be closer than ten 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 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 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 County Ordinance No. 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 County Ordinance No. 460:
      1. proposed lots including lot lines and proposed easement lines, if any.
      2. building footprints.
      3. floor plan assignments.
      4. proposed setbacks.
      5. 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:
      1. the mix of floor plans
      2. 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 7.11.f.(2)f.
  - h. usable rear yard depth.
  - i. usable rear yard area.
  - j. usable rear-oriented side yards are no less than ten usable feet in width.
  - k. total rear yard area.
  - l. total rear-oriented side yard areas where the side yards are no less than ten feet in width.
- 3. the total gross project area, total net project area, net area devoted to streets and net area devoted to lot purposes.
- e) A fencing plan including details of proposed materials to be used.
- f) Dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square-footages and heights of individual units.
- g) Proposed phasing plan showing the planned sequence of subdivision map recordation and development.
- (2) The following additional requirements shall apply to applications filed pursuant to this section:
  - a) All necessary information shall be filed in order for the project to be environmentally evaluated in accordance with the Riverside County General Plan, the California Environment Quality Act (CEQA), and the Riverside County Rules to Implement CEQA.
  - b) 8½" x 11" reduction transparencies of all exhibits and maps shall be provided.
  - c) The scale of the site plan and all the same with a minimum scale of 1" = 40'. In situations where the required 40' scale maps would involve preparation of multiple sheets to accommodate an entire project, composite reductions on a single sheet may be submitted in order to facilitate distribution to affected agencies.
  - d) A pre-application conference with the Planning Department shall be encouraged to be held to review a proposed application prior to actual filing.
- e. **COMPLETE APPLICATION.**
  - (1) An application shall not be deemed complete until a determination is made by the Planning Director that all necessary information has been submitted.
  - (2) The Planning Director may waive the filing of any information determined to be unnecessary or not applicable with the exception of the required land division application.
- f. **MINIMUM DEVELOPMENT STANDARDS.** One-family dwellings developed as restricted single-family residential subdivisions shall comply with the following minimum development standards:
  - (1) **SITE DEVELOPMENT STANDARDS.**
    - a) Lots shall have a minimum width of 40 feet measured along the 22 foot average

building setback line; provided, however, that lots situated along street knuckles and cul-de-sac bulbs shall have not less than 20 feet of frontage measured along the face of curb.

- b) Lots situated along collector roadways shall have a minimum width of 50 feet measured along the 22 foot average building setback line.
- c) New property lines shall be located at the tops of slopes except along street rights-of-way where the standards of County Ordinance No. 461 shall apply and in zero lot line situations.
- d) Side yard manufactured slopes shall not exceed a maximum of ten 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 ten 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 County Ordinance No. 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 five feet except that street side yards of corner lots shall be a minimum of ten feet for single-story dwellings and 15 feet for multi-story dwellings.
- g) Building separation between dwelling units shall not be less than ten 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 five 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 ten 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 of this ordinance 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 percent 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 ten 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 ten 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 ten 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 Subsections d. and e. above.
- g) The requirements in Subsections 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 Subsections 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 of this ordinance. All driveways shall be concrete paved.
- b) All dwellings shall comply with the requirements of Section 18.11 of this ordinance, 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 three 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 six 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 County Ordinance No. 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 County Ordinance No. 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)
07-16-98	(Ord. 348.3828)

**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.
  - (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 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 acre 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 County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.
  - (7) On-site signs, affixed to building walls, stating the name of the structure, use or institution, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.
  - (8) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
- 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.
  - (3) 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.
  - (4) Nurseries, horticultural.

Amended Effective:

07-16-98 (Ord. 348.3828)

- 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.

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)  
07-16-98 (Ord. 348.3828)

SECTION 7.26. BUILDING HEIGHT LIMIT. Two stories of 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, five feet.
- c. Rear yard, ten 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 ten 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)  
07-16-98 (Ord. 348.3828)

**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 are allowed providing a plot plan shall first have been obtained pursuant to the provisions of Section 18.30 of Ordinance 348 is approved:
- (1) One-family dwelling.
  - (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 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) On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.
  - (7) One-family dwellings developed as restricted single-family residential subdivisions, subject to the development standards of Section 7.11 of this ordinance. The provisions of Sections 8.2 of this ordinance shall not be applicable to developments under this permitted use.
  - (8) 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.
  - (9) On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.
  - (10) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No 460 and the development standards in Section 18.5 or 18.6 of this ordinance.
  - (11) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
  - (12) Two family dwellings, multiple family dwellings, bungalow courts and apartment houses.
  - (13) Boarding, rooming and lodging houses.
  - (14) Churches, educational institutions, public libraries, museum and art galleries not operated for compensation or profit.
  - (15) 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.

- (16) Congregate care residential facilities.
  - (17) 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.
  - (18) Nurseries, horticultural.
  - (19) Nonprofit clubs and lodge halls.
  - (20) Fraternity and sorority houses.
  - (21) Hotels, resort hotels, and motels.
  - (22) Nursery schools for preschool day care.
  - (23) Institutions for the aged licensed by the California State Department of Social Welfare or the County Department of Public Welfare.
  - (24) Offices, including medical, dental, chiropractic law offices, architectural, engineering, community planning and real estate; provided there is no outdoor storage of materials, equipment, or vehicles, other than passenger cars.
- b. 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) Parking area for commercial uses.
  - (3) 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.
  - (4) Congregate care residential facilities, developed pursuant to Section 19.103 of this ordinance.

Amended Effective:

07-16-98 (Ord. 348.3828)

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)

07-16-98 (Ord. 348.3828)

**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 ten 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 ten feet plus two 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 five 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 five feet plus two 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)	12-10-75	(Ord. 348.1481)
01-19-66	(Ord. 348.422)	04-12-79	(Ord. 348.1688)
06-07-67	(Ord. 348.507)	03-16-82	(Ord. 348.2074)
09-23-70	(Ord. 348.777)	12-23-82	(Ord. 348.2140)
09-16-71	(Ord. 348.920)	08-29-85	(Ord. 348.2510)
05-04-72	(Ord. 348.1023)	07-16-98	(Ord. 348.3828)
06-21-73	(Ord. 348.1180)		
09-13-73	(Ord. 348.1201)		
05-30-74	(Ord. 348.1327)		





**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.**

- 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 County 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 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 County 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) Mobilehome 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 County Land Division Ordinance No. 460 and this article.
- b. (Deleted)
- c. Mobilehomes shall meet the following minimum lot setbacks: 20 feet front yard, five feet side yard and five feet rear yard. The 20 foot front setback may be reduced on interior streets to ten 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 three 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 County Building and Safety Department.

Amended Effective:

05-19-83 (Ord. 348.2162)

08-29-83 (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 five acres gross.
- b. Minimum area for each mobilehome site shall be 2500 square feet with a minimum width of 30 feet.

**SECTION 8.53. OTHER REGULATIONS.**

- a. All mobilehome subdivisions and mobilehome parks that are proposed to be constructed adjacent to, or across the street from, land zoned R-1, R-1A or R-A, unless the gross area of each lot in the mobilehome development is not less than 2½ acres and the average width of each lot is not less than 260 feet, shall have a common area consisting of a 20 foot minimum setback along all adjoining boundary streets and a 15 foot side and rear setback along all non-street boundaries of the development. Masonry walls six feet high shall be erected along all boundary lines, except that along all street boundaries the wall shall be erected five 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 ten 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 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 four 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 two 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 County Ordinance No. 460 and this article.
- b. (Deleted)
- c. Mobilehomes shall meet the following minimum lot setbacks: 20 feet front yard, five feet side yard, and five 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 three 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 six inches above the grade. Plans for the retaining wall shall be approved by the County Building and Safety Department.
- i. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective

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

**ARTICLE VIII**  
**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 of this ordinance.
- 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 the R-3 Zone, 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 County Health Department 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 the R-4 Zone, there shall be a subdivision map recorded and a development plan approved as set forth in Section 8.95 of this ordinance.

#### SECTION 8.95. CONDITIONS OF DEVELOPMENT.

- a. A subdivision conforming to the standards and conditions of County Ordinance No. 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)	12-23-82	(Ord. 348.2140)
09-13-73	(Ord. 348.1201)	05-19-83	(Ord. 348.2160)
12-10-75	(Ord. 348.1481)	12-06-84	(Ord. 348.2414)
03-16-82	(Ord. 348.2074)		



**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 of this ordinance.
  - (6) Water wells and appurtenant facilities.
  - (7) On-site identification signs, maximum size - ten square feet.
- b. The following uses are permitted provided a conditional use permit has been granted:
  - (1) Riding academies and stables.

**SECTION 8.101. DEVELOPMENT STANDARDS.**

- a. Lot Area. This zone is to be applied to those areas within subdivisions and other residential developments that provide open space and recreational area and facilities for the project. Therefore, no minimum lot size is established for the zone.
- b. Yards. Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side yard and rear yard, each of which shall be not less than 50 feet. If more than one building is constructed on one lot, there shall be not less than 20 feet separation between the buildings. No structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of this ordinance.
- c. Trash Areas. All trash collection areas shall be enclosed with a solid fence or wall no less than six feet high.
- d. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.
- e. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34 of this ordinance.

Added Effective:

09-01-71 (Ord. 348.912)  
05-30-74 (Ord. 348.1327)

12-10-75 (Ord.348.1481)  
08-29-85 (Ord.348.2510)





**ARTICLE VIII**  
**R-6 ZONE (RESIDENTIAL INCENTIVE)**

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

The Board finds and determines and declares that it is its intent that the R-6 Zone 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 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 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.

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 percent 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 percent of the dwelling units shall be at an amount affordable to families earning no greater than 120 percent of the County median income, as determined by the board of Supervisors, or
- c. The selling price of 15 percent of the dwelling units shall be at an amount affordable to families earning no greater than 80 percent 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 percent 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 percent of the net lot area for apartment developments shall be in usable open space. Minimum front and rear yard setbacks shall be ten 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 County Ordinance No. 461.
- j. Design standards, dedications, and improvements will be in conformance with the requirements of County Ordinances Nos. 460 and 461, and as approved by the County 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 County 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 ten 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 square feet 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) (Deleted)
- (17) (Deleted)
- (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 six 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 square feet 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. The uses listed in Subsections a., b., and d. do not include sex-oriented businesses.

Amended Effective:

03-01-94 (Ord. 348.3584)  
06-27-97 (Ord. 348.3793)

- 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 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 five 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)	11-13-90	(Ord. 348.3217)
08-29-85	(Ord. 348.2510)	11-05-89	(Ord. 348.3078)
12-26-85	(Ord. 348.2535)	03-10-94	(Ord. 348.3584)
06-30-88	(Ord. 348.2856)	06-27-97	(Ord. 348.3793)
05-04-89	(Ord. 348.3023)		
08-10-89	(Ord. 348.3047)		
10-05-89	(Ord. 348.3053)		

**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 two 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)	08-29-78	(Ord. 348.1664)
11-10-65	(Ord. 348.401)	04-12-79	(Ord. 348.1688)
01-19-66	(Ord. 348.422)	10-23-80	(Ord. 348.1879)
05-04-72	(Ord. 348.1023)	03-05-81	(Ord. 348.1926)
09-14-72	(Ord. 348.1070)	08-07-86	(Ord. 348.2591)
10-19-72	(Ord. 348.1091)	06-30-88	(Ord. 348.2856)
09-13-73	(Ord. 348.1201)	05-04-89	(Ord. 348.3023)
07-25-74	(Ord. 348.1349)	08-10-89	(Ord. 348.3047)
10-02-75	(Ord. 348.1470)	10-05-89	(Ord. 348.3053)
11-13-75	(Ord. 348.1476)	03-01-94	(Ord. 348.3584)
12-10-75	(Ord. 348.1481)	06-27-97	(Ord. 348.3793)
04-21-77	(Ord. 348.1564)	06-29-78	(Ord. 348.1647)

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. 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)
06-27-97	(Ord. 348.3793)

**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-SC, M-M, or M-H, 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 ten 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 two 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)
06-27-97	(Ord. 348.3793)

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 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) (Deleted)
- (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 six 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 or 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. The uses listed in Subsections a. and b. do not include sex-oriented businesses.

Amended Effective:

03-01-94 (Ord. 348.3584)

06-27-97 (Ord. 348.3793)

d. Accessory Uses. 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 five 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)	06-27-97	(Ord. 348.3793)
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 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)	10-23-80	(Ord. 348.1879)
06-20-74	(Ord. 348.1340)	03-05-81	(Ord. 348.1926)
07-25-74	(Ord. 348.1349)	09-04-81	(Ord. 348.2000)
11-13-75	(Ord. 348.1476)	08-07-86	(Ord. 348.2591)
12-10-75	(Ord. 348.1481)	09-05-89	(Ord. 348.3053)
04-21-77	(Ord. 348.1564)	03-01-94	(Ord. 348.3584)
04-12-79	(Ord. 348.1688)	06-27-97	(Ord. 348.3793)
07-26-79	(Ord. 348.1702)		

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 2½ 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. The uses listed in Subsections a. and b. do not include sex-oriented businesses.

Amended Effective:

03-01-94 (Ord. 348.3584)  
06-27-97 (Ord. 348.3793)

- 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)	06-27-97	(Ord. 348.3793)
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 percent 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) 06-27-97 (Ord. 348.3793)

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 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 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 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.
- d. **Masonry Wall.** Prior to occupancy of any 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.
- e. **Landscaping.**
  - (1) A minimum of 15 percent of the site proposed for development shall be landscaped and irrigated.
  - (2) Not less than five 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 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 freestanding sign shall be permitted on a project site, except that if a project has frontage on two or more streets, the project shall be permitted two freestanding signs, provided that the two 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 feet and the maximum surface area of the sign shall not exceed 32 square feet.
  - (3) Signs affixed to building walls and stating the name of the structure, use or institution, shall not exceed five 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 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. 348.3010)
05-05-92	(Ord. 348.3420)
03-01-94	(Ord. 348.3584)



**ARTICLE IXe  
R-VC ZONE  
(RUBIDOUX-VILLAGE COMMERCIAL)**

**SECTION 9.81. INTENT.** The Board of Supervisors of Riverside County finds that there is a need in the Jurupa Valley Redevelopment Area for a zone classification designed to create a tool for implementation of the Jurupa Valley Redevelopment Plan as it pertains to the "Rubidoux Village Policy Area" designated in the Jurupa Community Plan (JCP). The Rubidoux Village Policy Area has been designated to receive specific assistance in the terms of redevelopment activities and public facilities improvements. The development standards of this zone are intended to ensure the redevelopment of the Rubidoux Village Policy Area with a variety of intense compact commercial and service uses appropriate for a community commercial center. Development within the Rubidoux Village Policy Area shall be subject to an architectural theme as illustrated in the "Rubidoux Village Design Workbook."

The Rubidoux Village Policy Area is comprised of one commercial designation and zone (Rubidoux-Village Commercial) in the Jurupa Community Plan. The Village Commercial designated area is subdivided into three distinct planning sub-areas: West Village, Village Center and East Village. Given the nature and intensity of the commercial uses and the desired characteristics for the Rubidoux Village Policy Area, particular uses shall or shall not be permitted in the sub-areas as indicated in the tables below.

**SECTION 9.82. USES PERMITTED.**

- a. Uses with Limited Outside Storage. 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, on any site within the R-VC subject to a plot plan approved pursuant to the provisions of Section 18.30 of this ordinance. Some of the uses may be permitted with more than 200 square feet of outside storage with a conditional use permit as described in Subsection c.

# USES PERMITTED WITH OUTSIDE STORAGE LIMITED TO 200 SQUARE FEET

West Village	Village Center	East Village	No.	Uses Permitted
X		X	1	Ambulance services.
X	X	X	2	Antique shops.
X	X	X	3	Appliance stores, household.
X	X	X	4	Art galleries, libraries, reading rooms, museums.
X	X	X	5	Art supply shops and studios.
X		X	6	Auction houses used in conjunction with the primary use(s).
X	X	X	7	Auditoriums and conference facilities.
X	X	X	8	Automobile parts and supply stores.
X		X	9	Automobile repair shops.
X	X	X	10	Bakery goods distributors.
X	X	X	11	Bakery shops, including baking only when incidental to retail sales on the premises.
X	X	X	12	Banks and financial institutions.
X	X	X	13	Barber and beauty shops.
X	X	X	14	Bars and cocktail lounges.
X	X	X	15	Bicycle sales and rentals with incidental repair.
X	X	X	16	Billiard and pool halls.
X	X	X	17	Blueprint and duplication services.
X	X	X	18	Book stores and binders.
X	X	X	20	Catering services.
X		X	21	Car washes.

West Village	Village Center	East Village	No.	Uses Permitted
X	X	X	22	Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet
X	X	X	23	Churches, temples and other places of religious worship.
X	X	X	24	Cleaning and dyeing shops.
X	X	X	25	Clothing stores.
X	X	X	26	Confectionery or candy stores.
X	X	X	27	Convenience stores, not including the sale of motor vehicle fuel.
X	X	X	28	Costume design studios.
X		X	29	Dance halls.
X	X	X	30	Day care centers.
X	X	X	31	Delicatessens.
X	X	X	32	Department stores.
X	X	X	33	Drug stores.
X	X	X	34	Dry goods stores.
X	X	X	35	Employment agencies.
X	X	X	36	Escort bureaus.
X	X	X	37	Feed and grain sales.
X	X	X	38	Florist shops.
X	X	X	39	Food stores and frozen food lockers.
X	X	X	40	Fortune telling, spiritualism.
X		X	41	Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.
X	X	X	42	Gift shops.
X	X	X	43	Golf cart sales and service.
X	X	X	44	Hardware stores.

West Village	Village Center	East Village	No.	Uses Permitted
X	X	X	45	Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and televisions sets, including repair thereof.
X	X	X	46	Hobby shops.
X	X	X	47	Ice cream shops.
X	X	X	48	Ice sales, not including ice manufacturing plants.
X	X	X	49	Interior decorating shops.
X	X	X	50	Jewelry stores, including incidental repairs.
X	X	X	51	Union halls.
X	X	X	52	Laboratories: film, dental, medical, research or testing.
X	X	X	53	Laundries and laundromats.
X	X	X	54	Leather goods stores.
X	X	X	55	Locksmith shops.
X	X	X	56	Mail order businesses.
X	X	X	57	Manufacturer's agent.
X	X	X	58	Market, food: wholesale or jobber.
X	X	X	59	Massage parlors, Turkish baths, health centers and similar personal service establishments.
X	X	X	60	Meat markets, not including slaughtering.
X	X	X	61	Mortuaries.
X	X	X	62	Music stores.
X	X	X	63	News stores.
X	X	X	64	Notion or novelty stores.
X	X	X	65	Nurseries or garden supply stores.
X	X	X	66	Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate.

West Village	Village Center	East Village	No.	Uses Permitted
X	X	X	67	One on-site operator's residence, which may be located in a commercial building.
X	X	X	68	Paint and wallpaper stores.
X	X	X	69	Parking lots and parking structures.
X	X	X	70	Pawn shops.
X	X	X	71	Pet shops and pet supply shops.
X	X	X	72	Photography shops and studios and photo engraving.
X		X	73	Plumbing shops, not including plumbing contractors.
X	X	X	74	Poultry markets, not including slaughtering or live sales.
X	X	X	75	Printers or publishers using offset or electrostatic technology.
X	X	X	76	Produce markets.
X	X	X	77	Radio and television broadcasting studios.
X	X	X	78	Recording studios.
X		X	79	Recycling collection facilities.
X	X	X	80	Refreshment stands.
X	X	X	81	Restaurants and other eating establishments.
X	X	X	82	Schools: business and professional, including art, barber, beauty, dance, drama, music and swimming.
X	X	X	83	Shoe stores and repair shops.
X	X	X	84	Shoe-shine stands.
X	X	X	85	Signs, on-site advertising.
X	X	X	86	Sporting goods stores.
X	X	X	87	Stained glass assembly.
X		X	88	Stationery stores.
X	X	X	89	Stations: bus, railroad and taxi.

West Village	Village Center	East Village	No.	Uses Permitted
X	X	X	90	Taxidermist.
X	X	X	91	Tailor shops.
X	X	X	92	Telephone exchanges.
X		X	93	Theaters, not including drive-ins.
X		X	94	Tire sales and service, not including recapping.
X	X	X	95	Tobacco shops.
X	X	X	96	Tourist information centers.
X	X	X	97	Toy shops.
X	X	X	98	Travel agencies.
X	X	X	99	Typewriter sales and rental, including incidental repairs.
X	X	X	100	Watch repair shops.
X	X	X	101	Wholesale businesses with samples on the premises but not including storage.

- b. The following uses are permitted within either the West Village or East Village, together with unlimited outside storage and display of materials appurtenant to such uses, provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance.



**USES PERMITTED WITH UNLIMITED OUTSIDE STORAGE AND  
EXCLUDED FROM THE VILLAGE CENTER**

West Village	Village Center	East Village	No.	Uses Permitted
X		X	1	Automobile sales and rental agencies.
X		X	2	Boat and other marine sales.
X		X	3	Ceramic sales and manufacturing for on-site sales, provided that the total volume of kiln space does not exceed 16 cubic feet.
X		X	4	Electrical substations.
X	X	X	5	Equipment rental services, including rototiller, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten feet in capacity and other similar equipment.
X		X	6	Golf cart sales and service.
X		X	7	Hardware stores, including not more than 1000 square feet of outside storage of lumber.
X		X	8	Liquid petroleum service stations, not including the concurrent sale of beer and wine, provided the total capacity for all tanks shall not exceed 10,000 gallons.

West Village	Village Center	East Village	No.	Uses Permitted
X		X	9	<p>Mobilehomes, provided they are kept mobile and licensed pursuant to State law, used for:</p> <p>a. Sales offices in conjunction with travel trailers or recreational vehicle sales lots.</p> <p>b. Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, provided that they are inconspicuously located.</p> <p>c. Caretakers or watchmen and their families, provided that 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 shopping center complex.</p>
X		X	10	Nurseries and garden supply stores.
X		X	11	Parking lots and parking structures.
X		X	12	Sports and recreation facilities, not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools.
X		X	13	Travel trailers and recreational vehicles sales and service.

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

### USES PERMITTED WITH A CONDITIONAL USE PERMIT

West Village	Village Center	East Village	No.	Uses Permitted
X		X	1	All uses in Subsection a. of this section that have more than 200 square feet of outside storage or display of materials.
X	X	X	2	Animal hospitals.
X		X	3	Body and fender shops and spray painting.
X		X	4	Building materials sales yards.
X	X	X	5	Clinics, including but not limited to medical, dental and chiropractic.
X		X	6	Convenience stores, including the sale of motor vehicle fuel.
X		X	7	Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption.
X	X	X	8	Heliports.
X		X	9	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.
X	X	X	10	Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this ordinance.
X		X	11	Lumber yards, including only incidental millwork.
X		X	12	Mini-warehouse structures.
X		X	13	Sale, rental, repair or demonstration of motorcycles, scooters, and motorbikes.
X		X	14	Tire recapping.

- d. **Accessory Uses.** An accessory use to a permitted use is allowed provided that the accessory use is incidental to, and does not alter the character of the principal permitted use, including, but not limited to limited manufacturing, fabricating, processing, packing, 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 that any such activity does not exceed any of the following restrictions:

- (1) The maximum gross floor area of all buildings permitted to be developed to such accessory use shall be 25 percent of the principle permitted use.
  - (2) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower.
  - (3) 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 uses shall be located not nearer than 50 feet to any residential zone.
  - (4) Accessory uses shall be conducted wholly within a completely enclosed building.
- e. 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.

#### SECTION 9.83. DEVELOPMENT STANDARDS.

- a. There are three general types of projects that will invoke the requirements of this subsection in addition to the design standards of the "Rubidoux Village Design Workbook." When a project involves more than one of these project types, the more restrictive development standards, as outlined, shall prevail.
- (1) **PROJECT TYPE 1.**  
Storefront improvements limited to the exterior wall facing the street. The project type invokes only the most limited development standards, mostly from the design guidelines.
  - (2) **PROJECT TYPE 2.**  
Improvements to the shell of the structure beyond the storefront, but utilizing the existing buildings and site improvements. To the extent that new uses and substantial improvements are proposed, the development standards, as outlined below, will be implemented.
  - (3) **PROJECT TYPE 3.**  
Improvements based on vacant or cleared land requiring new construction. A further distinction is made between small projects with less than 100 feet of Mission Boulevard frontage and those with more than 100 feet of such frontage. In either case, the most rigorous development standards will be conducted. Projects must comply with the full extent of this subsection. The features of the design guidelines will also be applied.
- b. **Lot Area:** There is no minimum lot area requirement.
- c. **Setbacks:** The following setbacks are required for Project Types 1, 2, and 3. The standard setback is 15 feet behind the curb face. In cases where the curb is warped toward the street to provide wider areas for pedestrians at corners, etc., the 15 foot setback line shall be extended from the end of the curb portions from which the 15 foot setback is measured, straight across the widened areas.
- (1) For Project Types 1 and 2: There shall be no yards or setbacks required unless the proposed

- improvements require the demolition and reconstruction of the building's structure along the street frontage. In this circumstance, the setback criteria for Project Type 3 will apply.
- (2) For Project Type 3 with less than 100 feet of Mission Boulevard frontage: When the site is cleared for new construction or a substantial renovation is proposed involving the store front, the following conditions will apply: No more than 50 feet of building may be located on the setback line or within two feet of the setback line without a minimum two foot deep by four foot long horizontal offset extending vertically the height of the first or ground floor from the ground to the ceiling or roof plate/line.
  - (3) Project Type 3 with more than 100 feet of Mission Boulevard frontage: Additional requirements for new construction: for parcels that represent a substantially new project (i.e., existing structures have been demolished or the site is vacant) the following specific requirements must be followed: No more than 100 linear feet of building may be located on the setback line or within four feet of the setback line without a minimum four foot deep by eight feet long horizontal offset extending vertically the height of the first or ground floor from the ground to the ceiling or roof plate/line.
- d. Courts: Courts must be included within the overall site development plan, at the ratio of one court per 200 feet of frontage. Since the purpose of this requirement is to encourage the development of a variety of court types, this criterion is not to be interpreted as having a court along every 200 feet of frontage. Rather, the aggregate court count must reflect the total street frontage divided by 200. This applies to corner and through lots for their entire frontage. Alleys, however, are not counted as street frontage. Any fractional requirement exceeding .5 will necessitate an additional court.
- (1) When a minimum of two courts are provided, only one open court may be used to meet these requirements.
  - (2) When three or more courts are required, open courts may be used at the ratio of one open court per two of any other type.
- e. Courtyards: Courtyards shall have the following minimum dimensions:
- (1) Basic area: 15 feet by 15 feet. Exception for paseos: Ten feet for a maximum of 50 percent of the length, thereafter 15 feet minimum.
  - (2) Permitted projections into courts:
    - a) A maximum of 50 percent of the court may be covered by an enclosed story or balcony above.
    - b) Roof overhangs, cornices, awnings and shade structures may encroach 30 percent into the minimum courtyard dimensions.
- f. Incentives: The following development standard incentives may be used in accordance with the stated conditions:
- (1) Two story buildings and second story encroachments into the building setback: Structures utilizing the second story may encroach into the required setback to a point no closer to the curb than three feet. The minimum head clearance under the covered portion is nine feet, inclusive of signs, dropped lighting and specified architectural details (structural beams, support brackets and trim and/or detailing).
  - (2) Entry forecourt: When the additional setback is a minimum of four feet, an equivalent width of sidewalk area in the setback may be used to create a private entry court.
    - a) On a foot for foot basis, an additional foot of sidewalk for every additional foot of

setback may be used as long as the sidewalk remains as a public access and retains without exception a minimum six feet of clear and unobstructed width. Exception: Where existing construction does not permit an additional setback area to be dedicated as an entry forecourt, a maximum eight foot area may be used during operating hours for temporary private use (i.e., seating area or display area for goods) defined by planters, rails or furniture that must be completely removed from the sidewalk at all other times.

- b) The enclosing walls may be up to 12 feet high for open, uncovered courts and may be gated for security. The wall material, however, above two feet, eight inches high, must be substantially open, as in a gridded metal weave, wrought iron fence or wood lattice. A solid beam, cornice or arch segment is permitted above a height of six feet, eight inches.
  - c) Some or all of the area within the courtyard may be covered with an arbor, trellis or lattice work to provide shading. An acceptable option is the use of skylights to enclose the court for all weather protection, and in this case, the minimum skylight area must be  $\frac{2}{3}$  of the court area it covers. In this case, the enclosing walls must be substantially open per Item b. above.
- g. Height. The basic structure of the enclosed buildings shall not exceed 50 feet in height. Towers and non-inhabitable thematic structures shall not exceed 70 feet in height.
- h. Off-Street Parking. Off-street parking shall be provided as required by Section 18.12 and Section 18.12.e. which outlines the shared parking provisions for the Rubidoux Village Policy Area of this ordinance.
- i. Security Walls. Walls and fences for security purposes are not required, but may be voluntarily provided in accordance with the following provisions:
  - (1) Security walls may be constructed up to 12 feet high provided that only the lower six feet may be of masonry construction. The upper six feet must be open wrought iron, steel or other designed fence element, anchored to the masonry wall and demountable at such time as the security and safety concerns of the property owners are sufficiently satisfied.
  - (2) The walls must be located at property lines where commercial zones abut residential zones. No walls are allowed along the Mission Boulevard frontage except with the specific approval and under the terms of a conditional use permit.
  - (3) Walls may be constructed along side street frontages that meet the requirements of this section. Access to off-street parking lots may be gated in conformance with the requirements of the County Fire Department.
  - (4) No chain link fencing is permitted along the street frontages or within street side parking areas in view of Mission Boulevard, Rubidoux Boulevard and Riverview Drive.
- j. Trash Collection Area. Trash collection areas shall be screened by architectural enclosures and/or landscaping in such a manner as to be fully screened from view from a public street or from any adjacent residential area.
- k. Outside Storage of Material. Where outside storage of raw or processed material or parts to be

fabricated into a final assembly is proposed, such storage area must be screened through the use of architectural features and/or landscaping from view of a public street or adjacent residential area.

- l. **Outside Storage of Vehicles for Sale, Artifacts and/or Equipment.** Outside storage of for-sale vehicles, artifacts and/or equipment may be displayed without screening, provided a minimum 7.5 foot wide planted setback is provided behind the setback line running parallel to the street frontage and permitting only structures, access ways (vehicular and pedestrian) and permitted signage to encroach on the planted area.
- m. **Utilities.** Utilities shall be installed underground except that electrical lines rated at 33kv or greater may be installed above ground. This requirement may be waived due to the size or the location of the parcel in question or for other extenuating physical and/or engineering circumstances by the Executive Director of the County Economic Development Agency with the concurrence of the Planning Director.
- n. **Site Lighting.**
  - (1) Illumination from on-site fixtures may not spill over onto adjacent private property. An average of one foot-candle of illumination is required for all pedestrian walkways, courts and parking areas. This requirement also applies to public walkways under the cover of second story encroachments. The area over which the illumination may be averaged is 100 square feet and no portion of the area may receive less than .25 foot-candle of illumination.
  - (2) Illumination in entry forecourts and courts adjacent to the setback line or right-of-way may spill over onto the adjacent sidewalk or right-of-way as long as no hazard or nuisance is created.
- o. **On-site Signs.** Refer to the standards and guidelines contained in the Rubidoux Village Sign Program (Section 19.8 of this ordinance).
- p. **Roof Mounted Equipment.** All roof mounted equipment shall be screened from the ground elevation view to a maximum sight distance of 1,320 feet.

**SECTION 9.84. DESIGN GUIDELINES.** All development proposals shall comply with the design guidelines contained in the "Rubidoux Village Design Workbook", a copy of which is on file with the Clerk of the Board of Supervisors, the Planning Department of the County of Riverside and the Economic Development Agency of the County of Riverside. Refer to the workbook for a complete listing of the design guidelines.

Added Effective:

11-28-97 (Ord. 348.3804)





**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 system so fan 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 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) Mobilehomes, 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.
- p) Churches, temples, or other structures used primarily for religious worship.

Amended Effective:

11-30-95 (Ord. 348.3753)

- 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 County 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:

06-06-89 (Ord. 348.3032)  
 08-10-89 (Ord. 348.3047)  
 10-05-89 (Ord. 348.3053)

03-01-94 (Ord. 348.3584)  
 11-30-95 (Ord. 348.3753)

**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 two feet for each one 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 percent 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 ten 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 ten 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 ten 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)	12-06-84	(Ord. 348.2414)
08-15-74	(Ord. 348.1356)	03-01-94	(Ord. 348.3584)
12-10-75	(Ord. 348.1481)	11-30-95	(Ord. 348.3753)
11-13-80	(Ord. 348.1880)		



**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 two 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 ordnance and firearms, not including explosives.
  10. Jewelry.
- i) Machinery:
  1. Engines, turbines, and parts.
  2. Farm, garden construction, and industrial machinery.
  3. Office and computing machines.
  4. Refrigeration and heating equipment.
  5. Equipment sales, rental, and storage.
- j) Electrical Equipment:
  1. Electrical and electronic apparatus and components.
  2. Appliances.
  3. Lighting and wiring.
  4. Radio, television, and communications equipment.
  5. Musical and recording equipment.



- k) **Transportation and Related Industries:**
  - 1. Vehicles, aircraft, boats and parts manufacture.
  - 2. Railroad equipment.
  - 3. Motorcycles, bicycles, and parts manufacture.
  - 4. Travel trailers and recreational vehicles manufacture.
  - 5. Draying, freighting, and trucking operations.
  - 6. Railroad yards and stations.
  - 7. Vehicle storage and impoundment.
  - 8. Trailer and boat storage.
- l) **Engineering and Scientific Instruments:**
  - 1. Measuring devices, watches, clocks, and related items.
  - 2. Optical goods, medical instruments, supplies, and equipment and photography equipment.
- m) **Industrial Uses:**
  - 1. Cotton ginning.
  - 2. Public utility substations and storage yards.
  - 3. Heliports.
  - 4. Building movers storage yard.
  - 5. Mini warehouses.
  - 6. Warehousing and distribution.
  - 7. 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.
- z) Churches, temples, or other structures used primarily for religious worship.

Amended Effective:

11-30-95 (Ord. 348.3753)

- 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 County 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 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 County 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:

01-29-85 (Ord. 348.2443)

07-16-85 (Ord. 348.2496)

04-04-87 (Ord. 348.2669)

05-04-89 (Ord. 348.3023)

06-20-89 (Ord. 348.3043)

07-11-89 (Ord. 348.3047)

03-01-94 (Ord. 348.3584)

11-30-95 (Ord. 348.3753)

**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 ten percent of the site proposed for development shall be landscaped and irrigated.
  - (2) A minimum ten 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 ten 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 two 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.
      - 7. Paper shredding.
    - 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 ordnance and firearms, not including explosives.
  10. Jewelry.
- j) Machinery:
  1. Engines, turbines, and parts.
  2. Farm, garden, construction, and industrial machinery.
  3. Office and computing machines.
  4. Refrigeration and heating equipment.
  5. Equipment sales, rental, and storage.
- k) Electrical Equipment:
  1. Electrical and electronic apparatus and components.
  2. Appliances.
  3. Lighting and wiring.
  4. Radio, television, and communications equipment.



5. Musical and recording equipment.
- l) Transportation and Related Industries:
  1. Vehicles, aircraft, and boats and parts manufacture.
  2. Railroad equipment.
  3. Motorcycles, bicycles, and parts manufacture.
  4. Travel trailers and recreational vehicles manufacture.
  5. Draying, freighting, and trucking operations.
  6. Railroad yards and stations.
  7. Vehicle storage and impoundment.
  8. Trailer and boat storage.
- m) Engineering and Scientific Instruments:
  1. Measuring device, watches, clocks, and related items.
  2. Optical goods.
  3. Medical instruments, supplies, and equipment and photography equipment.
- n) Industrial Uses:
  1. Laboratories and research centers.
  2. Cotton ginning.
  3. Public utility substations and storage yards.
  4. Heliports.
  5. Building movers storage yard.
  6. Animal training.
  7. Mini warehouses.
  8. Warehousing and distribution.
  9. 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 County 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 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 County 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)  
 05-04-89 (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 ten percent of the site proposed for development shall be landscaped and irrigated.
  - (2) A minimum of ten 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 ten 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 two 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 ordnance and firearms, not including explosives.
  10. Jewelry.
- j) Primary Metal Industries:
  1. Foundries.
  2. Rolling and drawing metals.
  3. Casting metals.
  4. Blast furnaces.
  5. Smelting of metals.
- k) Machinery:
  1. Engines, turbines, and parts.
  2. Farm, garden construction, and industrial machinery.
  3. Office and computing machines.
  4. Refrigeration and heating equipment.
  5. Equipment sales, rental, and storage.



- l) Electrical Equipment:
    1. Electrical and electronic apparatus and components.
    2. Appliances.
    3. Lighting and wiring.
    4. Radio, television, and communications equipment.
    5. Musical and recording equipment.
  - m) Transportation and Related Industries:
    1. Vehicles, aircraft, boats and parts manufacture.
    2. Railroad equipment.
    3. Motorcycles, bicycles, and parts.
    4. Travel trailers and recreational vehicles manufacture.
    5. Draying, freighting, and trucking operations.
    6. Railroad yards and stations.
    7. Vehicle storage and impoundment.
    8. Trailer and boat storage.
  - n) Engineering and Scientific Instruments:
    1. Measuring devices, watches, clocks, and related items.
    2. Optical goods, medical instruments, supplies, and equipment, and photography equipment.
  - o) Industrial Uses:
    1. Laboratories and research centers.
    2. Cotton ginning.
    3. Public utility substations and storage yards.
    4. Heliports.
    5. Building movers storage yard.
    6. Mini warehouses.
    7. Warehousing and distribution.
    8. 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 County 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 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 County Ordinance No. 743. The uses listed in Subsections 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)	07-10-89	(Ord. 348.3043)
04-04-87	(Ord. 348.2669)	06-20-89	(Ord. 348.3047)
06-30-88	(Ord. 348.2856)	03-01-94	(Ord. 348.3584)
05-04-89	(Ord. 348.3023)		

**SECTION 12.3. PLANNING INDUSTRIAL DEVELOPMENTS.** Planned industrial developments are permitted provided a land division has been approved pursuant to 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 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.
- 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 exceed the height of the surrounding wall, or berm and wall.
- e. **Landscaping.**
  - (1) A minimum of ten percent of the site proposed for development shall be landscaped and irrigated.
  - (2) A minimum ten 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 ten 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 of this ordinance, 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 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 of this ordinance 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)

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

- (1) Sewage sludge/organic waste composting facilities.

Added Effective:

11-29-96 (Ord. 348.3780)

**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. of this ordinance; 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. of this ordinance shall be paved to a minimum width of 24 feet with asphaltic concrete or equal, not less than three 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 a



average slope steeper than one foot horizontal to one 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 ten buildings or mobilehomes used or designed for dwelling purposes, shall be screened to a height of at least six feet by either landscaping, berms, walls or solid fencing and the outer boundaries of the area being excavated shall be enclosed with a six 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 County Ordinance No. 555.

Amended Effective:

03-12-69 (Ord. 348.612)	09-08-77 (Ord. 348.1588)
05-04-72 (Ord. 348.1023)	11-11-82 (Ord. 348.2104)
09-13-73 (Ord. 348.1201)	11-29-96 (Ord. 348.3780)
12-10-75 (Ord. 348.1481)	



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 of this ordinance 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 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 the M-R, M-R-A, M-2 and M-4 Zones.
- 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 of this ordinance 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)

- e. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:
  - (1) Sewage sludge/organic waste composting facilities.

Added Effective:

11-29-96 (Ord. 348.3780)

**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. of this ordinance; 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 of this ordinance.

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. of this ordinance shall be paved to a minimum width of 24 feet with asphaltic concrete or equal, not less than three 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 one foot horizontal to one 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 ten buildings or mobilehomes used or designed for dwelling purposes shall be screened to a height of at least six feet by either landscaping, berms, walls or solid fencing and the outer boundaries of the area being excavated shall be enclosed with a six 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 County Ordinance No. 555.

Added Effective:

03-12-69 (Ord. 348.612)	11-11-82 (Ord. 348.2104)
05-04-72 (Ord. 348.1023)	11-29-96 (Ord. 348.3780)
08-14-73 (Ord. 348.1201)	
12-10-75 (Ord. 348.1481)	
09-08-77 (Ord. 348.1588)	



ARTICLE XIII  
A-1 ZONE (LIGHT AGRICULTURE)

SECTION 13.1. USES PERMITTED.

- a.     (1)     One-family dwellings.  
       (2)     Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.

Amended Effective:

05-03-94     (Ord. 348.3571)

07-16-98     (Ord. 348.3828)

- (3)     Nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale; 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 drying, packing and processing operations are not nearer than 20 feet from the boundaries of the premises.

Amended Effective:

07-16-98     (Ord. 348.3828)

- (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 five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five 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 three, 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 four weeks in any six 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 for rabbits, fish, frogs, chinchilla, or other small animals.

Amended Effective:

07-16-98     (Ord. 348.3828)

- (6)     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 a.(4) of this section.
- (7)     The noncommercial raising of hogs, not to exceed five animals; provided, however, that

the total number of animals permitted on parcels of less than one acre shall not exceed two 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 County Ordinance No. 431 regarding hog ranches).

- (8) Future Farms, 4-H or similar projects conducted by the occupants of the premises.
- (9) 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. Off-street parking shall be as required in Section 18.12 of this ordinance, except that no paving shall be required.

Amended Effective:

07-16-98 (Ord. 348.3828)

- (10) 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.
- (11) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
- (12) Home occupations.
- (13) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.
- (14) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of the ordinance.
- (15) Mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 is a permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to County Ordinance No. 555, which has not been revoked or suspended.

Amended Effective:

07-16-98 (Ord. 348.3828)

- 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 requiring fencing and landscaping of the parcel to assure that the use is compatible with the surrounding area.

- (1) Fraternal lodge halls, including 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 ten 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 County Building and Safety Department and State law.
  - e) The number of dwellings for employees shall not exceed four per established farming operation.
- (8) Beauty shops, including 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.
  - (9) Real estate offices, including 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.
  - (10) Winery and appurtenant and incidental uses with established on-site vineyard.
- c. The following uses are permitted provided a conditional use permit is granted:
    - (1) Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and County Ordinance No. 555.
    - (2) Community auction and sales yards.
    - (3) Farm labor camp.
    - (4) Feed Stores.
    - (5) Packaged dry fertilizer storage, not including processing.
    - (6) Menageries.
    - (7) Oil production, not including refining or processing.
    - (8) Mink farms.
    - (9) Commercial stables and riding academies.
    - (10) Commercial breeding operations.
    - (11) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

Amended Effective:

07-16-98 (Ord. 348.3828)

- 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:

11-23-82	(Ord. 348.2140)	04-25-94	(Ord. 348.3571)
05-19-83	(Ord. 348.2162)	07-16-98	(Ord. 348.3828)
08-29-85	(Ord. 348.2510)		
04-04-87	(Ord. 348.2669)		
06-20-89	(Ord. 348.3043)		

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, five feet side yard, and ten 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 five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five 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 three, 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 two 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 ten 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 County Health Department, the County of Building and Safety Department and State Law.
    - e) The area of the parcel being farmed is not less than ten 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.** Ten 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.** Ten 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.** Five 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)	06-30-88	(Ord. 348.2856)
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)		



ARTICLE XIV  
A-2 ZONE (HEAVY AGRICULTURE)

SECTION 14.1. USES PERMITTED.

- a. (1) One-family dwellings.
- (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 on a commercial scale; 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 drying, packing and 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 five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five 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 three, 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 four weeks in any six 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) Farm for rabbits, fish, frogs, chinchilla, or other small animals.
- (6) 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 a.(4) of this section.
- (7) The noncommercial raising of hogs, not to exceed five animals; provided, however, that the total number of animals permitted on parcels of less than one acre shall not exceed two 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 County Ordinance No. 431 regarding hog ranches).
- (8) Future Farms, 4-H or similar projects conducted by the occupants of the premises.
- (9) 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. Off-street parking shall be as required in Section 18.12 of this ordinance, except that no paving shall be required.

- (10) 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.
  - (11) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
  - (12) Home occupations.
  - (13) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.
  - (14) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
  - (15) A mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 is permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to County Ordinance No. 555, which has not been revoked or suspended:
  - (16) Both large and small animal hospitals.
  - (17) Commercial stables and riding academies.
  - (18) Mink farms.
  - (19) Signs, on-site advertising.
  - (20) Public fairgrounds including usual commercial uses appurtenant thereto.
  - (21) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
- 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 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) Fraternal lodge halls, including grange halls.
  - (5) Libraries.
  - (6) An additional one family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each ten 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 mobilehome shall have a floor area of not less than 450 square feet.
  - b) The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation.
  - c) The dwellings are located not less than 50 feet from any property line.
  - d) The dwellings are screened from view from the front property line by shrubs or trees.
  - e) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the County Health Department, the County of Building and Safety Department, and State law.
  - f) The number of dwellings for employees shall not exceed four 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) Agricultural equipment sales and repair yards.
  - (12) Commercial fertilizer operations-the stockpiling, drying, mechanical processing and sale of farm animal manure produced on and off the premises.
  - (13) Feed store.
  - (14) Real estate office.
  - (15) 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.
  - (16) 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.
  - (17) 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.

c. The following uses are permitted provided a conditional use permit is granted:

- (1) Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and County Ordinance No. 555.
- (2) Community auction and sales yards.
- (3) Farm labor camp.
- (4) Oil production, not including refining or processing.
- (5) Pen fed beef cattle operations.
- (6) Hunting clubs, skeet, trap, rifle and pistol ranges.
- (7) Abattoirs.
- (8) Hog ranches.
- (9) Livestock sales yards.
- (10) 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.
- (11) Landing strip or heliport pad for use in conjunction with agricultural operation.
- (12) Winery not associated with a vineyard.
- (13) Menageries.
- (14) 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.
- (15) Sewage sludge/organic waste composting facilities.

Added Effective:

11-19-96 (Ord. 348.3780)

Amended Effective:

07-16-98 (Ord. 348.3828)

- d. 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:

07-16-98 (Ord. 348.3828)

- e. 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)
01-02-86	(Ord. 348.2540)
04-04-87	(Ord. 348.2669)
06-20-89	(Ord. 348.3043)
11-29-96	(Ord. 348.3780)
07-16-98	(Ord. 348.3828)

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, ten 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)	09-13-73	(Ord. 348.1201)
12-22-65	(Ord. 348.414)	01-02-74	(Ord. 348.1281)
07-27-66	(Ord. 348.459)	05-30-74	(Ord. 348.1327)
12-06-67	(Ord. 348.534)	03-20-75	(Ord. 348.1429)
07-10-70	(Ord. 348.737)	12-10-75	(Ord. 348.1481)
08-25-71	(Ord. 348.910)	09-08-77	(Ord. 348.1588)
10-10-71	(Ord. 348.935)	11-29-79	(Ord. 348.1729)
12-02-71	(Ord. 348.952)		operative 1-1-80
		05-19-83	(Ord. 348.2162)
		11-29-96	(Ord. 348.3780)



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 five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five 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 three, 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 a.(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 ten 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 County Health Department, the County of Building and Safety Department 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 ten 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 XIVb  
C/V ZONE (CITRUS/VINEYARD)

**SECTION 14.71 INTENT.** The Board of Supervisors finds that there is a need in the County of Riverside for a zone classification designed to encourage the continuation and development of the cultivation of vineyards and citrus groves, including wineries and citrus processing operations.

The development standards of this zone are intended to ensure that vineyards and citrus operations, as well as the ambience of lands within the designated "Citrus/Vineyard and Rural Policy Area" of the Southwest Area Community Plan (SWAP) are preserved and protected. It is intended that limited incidental commercial uses, such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, and hotels shall be permitted only when they are secondary to the agricultural operations as defined in Section 14.72. These incidental commercial uses are to have a direct correlation to the on-site vineyards and citrus operations. The intent of the limited incidental commercial uses is to provide economic viability to the primary vineyards and citrus operations.

Furthermore, in conjunction with development, the use of rural road standards as outlined in County Ordinance No. 460 (Regulating the Division of Land) shall be implemented so as to reinforce the rural intent of this zone.

**SECTION 14.72. USES PERMITTED.**

- a. One-family dwellings.
- b. The following agricultural uses:
  - (1) Vineyards; citrus groves; field crops; flower, vegetable, and herb gardening; orchards; aviaries; apiaries; and greenhouses used for the purpose of plant propagation and culture; and including the sale thereof from the premises; the drying, processing and packing (other than canning) of fruits, nuts, vegetables and other horticultural products where such drying, processing or packing is primarily in conjunction with an agricultural operation or an incidental commercial use as defined by the Southwest Area Community Plan policies and the provisions of this zone, and provided that the permanent buildings and structures used in conjunction with such drying, processing, and packing operations are not nearer than 50 feet from the boundaries of the premises.
  - (2) The grazing of horses, cattle, sheep, goats or other farm stock, excluding hogs, including the supplementary feeding thereof, not to exceed five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five 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 three, 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 four weeks in any six 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.

- (3) Farms or establishment for the selective or experimental breeding and raising of horses, cattle, sheep, and goats subject to the limitations set forth in Subsection b.(2) of this section.

c. The following uses are permitted, subject to the approval of a plot plan involving the entire parcel of land, pursuant to Section 18.30 of this ordinance. The plot plan approval may include conditions of approval to assure that the uses proposed are compatible with the surrounding area.

- (1) An additional one-family dwelling (including mobilehomes on permanent foundations), excluding the principal dwelling, shall be allowed for each ten 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:
  - a) The dwelling units are not rented or held out for lease.
  - b) The dwelling units are located not less than 50 feet from any property line or not less than 300 feet from any parcel less than ten acres in size.
  - c) The dwelling units are screened from view from the front property line by shrubs or trees.
  - d) The number of dwelling units per parcel for employees shall not exceed four per establishment farming operation.
  - e) The arrangement of the dwelling units, sanitary facilities and utilities conform with all of the requirements of the County Health Department, County Building and Safety Department and State law.
- (2) Public utility facilities, including water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.
- (3) Winery, and appurtenant and limited incidental commercial uses, only with established on-site vineyard:
  - a) Sampling rooms.
  - b) Restaurants.
  - c) Delicatessens.
  - d) Incidental gift sales.
  - e) Bed and breakfast inns. (Refer to Section 14.73 of this zone for development standards).
  - f) Hotels. (Refer to Section 14.73 of this zone for development standards).
- (4) Citrus processing operations, and appurtenant and incidental commercial uses, only with established on-site citrus grove:

- a) Restaurants.
  - b) Delicatessens.
  - c) Citrus packing.
  - d) Incidental gift sales.
  - e) Bed and breakfast inns. (Refer to Section 14.73 of this zone for the development standards).
  - f) Hotels. (Refer to Section 14.73 of this zone for development standards).
  - (5) A permanent stand for the display and sale of agricultural 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.
  - (6) Nurseries.
- d. The following uses are permitted provided a conditional use permit is granted:
- (1) Commercial stables.
  - (2) Commercial breeding operations.
  - (3) Equestrian training facilities.
  - (4) Farm labor camps.
- e. Any use that is not specifically listed in Section 14.72, Subsections a. through d., may considered a 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, and are consistent with the statement of intent of this zone. Such a use is subject to the permit process which governs the category in which it falls.

#### SECTION 14.73. DEVELOPMENT STANDARDS.

- a. Lot size shall not be less than five acres gross, with a minimum average lot width of 200 feet, unless a smaller minimum lot area and dimension are specified as follows:
- (1) When residential uses are developed in conjunction with the Southwest Area Community Plan (SWAP) Citrus/Vineyard/Rural Policy Area density transfer program, the residential uses shall be based on an overall density of one dwelling unit per ten acres for the original parcel, and the minimum residential parcel size shall be 2½ acres gross, with a minimum average lot width of 150 feet.
    - a) Developments in conjunction with the SWAP Citrus/Vineyard/Rural Policy Area density transfer program shall include:
      - 1. Agricultural Preserve status on a minimum of 75 percent of the plantable land of the original parcel on which the development project is proposed.
      - 2. An environmental constraints sheet, which reflects the allocation of residential lots to be developed, shall be prepared which stipulates that no further subdivision of the project area designated to be limited to the activity of farming vineyards and/or citrus crops shall be considered unless a Comprehensive General Plan Amendment that permits other allowable uses has first been adopted by the Riverside

County Board of Supervisors. The amendment is to include the entire original development project site.

3. Covenants, Conditions, and Restrictions shall be prepared incorporating the same provisions shown on the Environmental Constraint Sheet.
- 
- b. Lot size shall not be less than ten acres gross for the following uses:
    - (1) Winery.
    - (2) Citrus processing.
  - c. Lot size shall not be less than five acres gross for the following uses in conjunction with an established on-site vineyard or citrus farming operation:
    - (1) Bed and breakfast inns.
    - (2) Hotels.
  - d. Lot size shall not be less than ten acres gross for the following uses in conjunction with an established on-site winery or citrus processing operation:
    - (1) Bed and breakfast inns.
    - (2) Hotels.
  - e. Lot size shall not be less than ten acres gross for the following uses in conjunction with an established on-site combined operation of either a vineyard and winery, or citrus farming and citrus processing operation:
    - (1) Bed and breakfast inns.
    - (2) Hotels.
  - f. Bed and breakfast inns and hotels shall be permitted in development projects where a minimum of 75 percent of the plantable land of the project shall be maintained in vineyards and/or citrus farming with the following restrictions:
    - (1) Operated and maintained primarily as a destination facility.
    - (2) Maximum two rooms per gross acreage.
    - (3) Facilities with eleven rooms or more shall be located along an arterial road designated for a 110 foot right-of-way, or larger.
  - g. 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.
  - h. Minimum front yard requirements shall be 20 feet for residential and accessory uses; and 50 feet for winery and appurtenant uses, citrus processing operations and appurtenant uses, and those incidental commercial uses as listed in Section 14.72. Minimum side and rear yard requirements shall be ten feet for residential and accessory uses; and 50 feet for winery and appurtenant uses, citrus processing operations and appurtenant uses, and those incidental commercial uses as listed in Section 14.72.

- i. Automobile parking spaces shall be provided as required by Section 18.12 of this ordinance and shall be consistent with the rural standards of the Southwest Area Community Plan for the "Citrus/Vineyard/Rural Policy Area" designation.
- j. Parking, loading, trash, and service areas associated with wineries and appurtenant uses, citrus processing operations and appurtenant uses, and those incidental commercial uses as listed in Section 14.72 shall require a minimum side yard setback of 50 feet; and shall be screened by structures or landscaping. They shall be located and designed in such a manner as to minimize noise and/or odor nuisances to adjacent properties.
- k. Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the storage area so that materials stored are screened from view.
- l. All new utilities shall be underground.
- m. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.
- n. All lighting, including spotlights, floodlights, electric 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 onto streets of adjoining property. Compliance with County Ordinance No. 655, regulating light pollution, is required with regards to low-sodium lighting fixtures.
- o. On-site advertising signs shall be compatible with the wine-making atmosphere established by the "Citrus/Vineyard/Rural Policy Area" policies of the Southwest Area Community Plan and with the specific "Citrus/Vineyard/Rural Policy Area" on-site advertising sign standards established in Section 19.4 of this ordinance.

Amended Effective:

11-08-94 (Ord. 348.3629)



**ARTICLE XV**  
**W-2 ZONE (CONTROLLED DEVELOPMENT AREAS)**

**SECTION 15.1. USES PERMITTED IN W-2 ZONE.**

- a. When the gross area of a lot is less than one acre, the following uses shall be permitted:
- (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 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 in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted.
  - (4) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
  - (5) Home occupations.
  - (6) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.
- b. When the gross area of a lot is one acre or greater, the following uses are permitted:
- (1) One-family dwellings.
  - (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 on a commercial scale; 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 drying, packing and 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 five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five 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 three, 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 four weeks in any six 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) Farm for rabbits, fish, frogs, chinchilla, or other small animals.
  - (6) 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 a.(4) of this section.

- (7) The noncommercial raising of hogs, not to exceed five animals; provided, however, that the total number of animals permitted on parcels of less than one acre shall not exceed two 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 County Ordinance No. 431 regarding hog ranches).
- (8) Future farms, 4-H or similar projects conducted by the occupants of the premises.
- (9) 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. Off-street parking shall be as required in Section 18.12 of this ordinance, except that no paving shall be required.
- (10) 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.
- (11) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
- (12) Home occupations.
- (13) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.

Amended Effective:

07-16-98 (Ord. 348.3828)

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 ten 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 mobilehome shall have a floor area of not less than 450 square feet.
  - b) The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation.
  - c) The dwellings are located not less than 50 feet from any property line.
  - d) The dwellings are screened from view from the front property line by shrubs or trees.
  - e) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the County Health Department, the County Building and Safety Department and State law.



- f) 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.
- (8) 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.
- (9) 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 sale of two years in any event.

Amended Effective:

10-06-92 (Ord. 348.3447)  
 07-16-98 (Ord. 348.3828)

- c. The following uses are permitted provided a conditional use permit has been granted:
  - (1) Airport or landing field.
  - (2) A mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and 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 County 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.
  - (14) Migrant agricultural worker mobilehome parks.
  - (15) Mobilehome parks, developed pursuant to Section 19.93 of this ordinance.
  - (16) Pen fed cattle operations, livestock sales yards, 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) Commercial stables and riding academies.

- (24) Recreational lakes.
- (25) Disposal service operations.
- (26) Auction houses and yards.
- (27) Printers, publishers, film studios, or recording studios as accessory uses to an educational institution, church, temple or other place of religious worship.
- (28) Extraction and bottling of well water including the incidental manufacturing of bottles solely for use in the permitted extraction and bottling operation.
- (29) Outdoor film studios.
- (30) Camps.
- (31) Both large and small animal hospitals.

Amended Effective:

10-06-92 (Ord. 348.3447)  
 07-16-98 (Ord. 348.3828)

d. Public Utilities 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) Telephone transmission lines, telephone exchanges and offices.
- (4) Railroads, including the necessary facilities in connection therewith.

e. A mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 is permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to County Ordinance No. 555 which has not been revoked or suspended.

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

This amendment to Ordinance No. 348 shall not affect any provision of Article KVIIa (SP Zone) of this ordinance that was effective prior to the effective date of this amendment to Ordinance No. 348.

Amended Effective:

07016-98 (Ord. 348.2838)

Amended Effective:

11-11-82 (Ord. 348.2104)	06-30-88 (Ord. 348.3856)
11-23-82 (Ord. 348.2140)	06-20-89 (Ord. 348.3043)
07-03-84 (Ord. 348.2338)	09-05-89 (Ord. 348.3053)
04-04-87 (Ord. 348.2669)	10-06-92 (Ord. 348.3447)
03-12-87 (Ord. 348.2670)	07-16-98 (Ord. 348.3828)
03-29-88 (Ord. 348.2848)	

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)	12-10-75	(Ord. 348.1481)
03-23-66	(Ord. 348.427)	04-21-77	(Ord. 348.1564)
07-27-66	(Ord. 348.459)	09-08-77	(Ord. 348.1588)
04-17-68	(Ord. 348.556)	11-29-79	(Ord. 348.1729)
07-16-69	(Ord. 348.637)	03-05-81	(Ord. 348.1925)
06-10-70	(Ord. 348.737)	07-02-81	(Ord. 348.1968)
10-10-71	(Ord. 348.935)	11-11-82	(Ord. 348.2104)
05-04-72	(Ord. 348.1023)	12-23-82	(Ord. 348.2140)
05-30-74	(Ord. 348.1327)	05-19-83	(Ord. 348.2162)
06-20-74	(Ord. 348.1340)	07-03-84	(Ord. 348.2338)
11-07-74	(Ord. 348.1377)	09-05-89	(Ord. 348.3053)
03-20-75	(Ord. 348.1429)	10-06-92	(Ord. 348.3447)
10-02-75	(Ord. 348.1470)	07-16-98	(Ord. 348.3828)
05-19-83	(Ord. 348.2162)		



ARTICLE XVa  
R-D ZONE (REGULATED DEVELOPMENT AREAS)

SECTION 15.101. USES PERMITTED.

- a. Uses Permitted. Any use permitted in the R-A (Residential Agricultural) Zone.
- b. Uses Permitted Subject to Approval of a Plot Plan. Any use permitted in the R-3 (General Residential) Zone, upon approval of a plot plan pursuant to the provisions of Section 18.30 of this ordinance.
- c. Uses Permitted by Conditional Use Permit. The following uses are permitted provided a conditional use permit has been granted:
  - (1) Mobilehome parks, developed pursuant to Section 19.93 of this ordinance.
  - (2) 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 County 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)	07-20-89	(Ord. 348.3043)
05-30-74	(Ord. 348.1327)		
03-16-82	(Ord. 348.2074)		
12-23-82	(Ord. 348.2140)		



ARTICLE XVb  
N-A ZONE (NATURAL ASSETS)

SECTION 15.200. USES PERMITTED

a. Uses Permitted.

- (1) One-family dwellings, guest dwellings, automobile storage garages, accessory buildings.
- (2) Field and tree 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 five 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 ten 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 County Health Department, the County Building and Safety Department, 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 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 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)	06-20-89	(Ord. 348.3043)
07-03-84	(Ord. 348.2338)	09-05-89	(Ord. 348.3053)
04-04-87	(Ord. 348.2669)		
12-18-88	(Ord. 348.2452)		

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 ten 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 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 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-year 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 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 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)

- 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 ten 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 ten 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 five 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 ten 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 County 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 seven 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 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)	01-03-85	(Ord. 348.2430)
05-31-83	(Ord. 348.2156)	03-12-87	(Ord. 348.2670)
07-03-84	(Ord. 348.2338)	09-08-95	(Ord. 348.3727)



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

Amended Effective:

06-06-95 (Ord. 348.3677)

**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 18.2.b. PRE-APPLICATION REVIEW.** Any person who seeks a permit or approval of any kind under this ordinance, shall comply with the pre-application review procedure described in County Ordinance No. 752 to the extent that such procedure is applicable.

Amended Effective:

06-06-95 (Ord. 348.3677)

**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 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 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 County 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.

- a. A subdivision map, prepared substantially in accordance with the conditions of approval thereof and the requirements of this section, shall be recorded pursuant to County Ordinance No. 460.
- b. **DENSITY, OPEN AREAS AND HEIGHT LIMITATIONS.** Not less than 40 percent 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.
- c. **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.
- d. **STREETS.** Streets, which may be permitted to be private, shall be required in accordance with the provisions of County Ordinance No. 460.
- e. **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.

- f. **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.
- g. **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.
- h. **TRASH AREAS.** Adequate enclosed trash pickup areas, convenient to the residents which they are intended to serve, shall be provided in the project.
- i. **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.
- j. **WALKWAYS.** Five foot wide paved pedestrian walkways shall be installed between the dwelling units and the recreational areas of the project.
- k. **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.
- l. **PARKING.** Refer to Section 18.12 of this ordinance.

Amended Effective:

07-04-96 (Ord 348.3773)

#### **SECTION 18.6. PLANNED RESIDENTIAL DEVELOPMENTS - SENIOR CITIZENS.**

- a. 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.

- b. Senior citizen planned residential developments shall be constructed in accordance with all of the development requirements of Section 18.5 of this ordinance, except as modified herein:
- (1) **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.
  - (2) **LOCATION.** Developments shall be located in areas which offer services to the aged, such as transportation, shopping, recreation and nutrition programs.
  - (3) **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.
  - (4) **RECREATION.** Common recreational facilities or buildings designed for senior citizen use shall be provided for the use of the occupants.
  - (5) **MEDICAL.** Medical offices and convalescent facilities, not including hospitals, may be required for the use of the occupants.
  - (6) **PARKING.** Refer to Section 18.12 of this ordinance.

Amended Effective:

07-04-96 (Ord. 348.3773)

- (7) **HANDICAPPED PARKING.** Refer to Section 18.12. of this ordinance.

Amended Effective:

07-04-96 (Ord. 348.3773)

- (8) (Deleted)

- (9) **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)

07-04-96 (Ord. 348.3773)

**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 of this ordinance, 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. **VERIFICATION OF NONCONFORMING STRUCTURE OR USE.** When it is necessary to obtain from the County a written verification of the nonconforming status of a structure or use the following procedure shall apply:
  - (1) **APPLICATION.** Every application for a determination of nonconforming use status 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 County Ordinance No. 671, and shall include the following information:
    - a) Name, address and phone number of applicant [or representative] and the property owner.
    - b) Assessor's Parcel Number of premises involved.
    - c) A site plan drawn in sufficient detail to clearly describe the following:
      1. Physical dimensions of property.
      2. Location and dimensions of all existing structures.
      3. Setback dimensions.
      4. Location and dimensions of all driveways, parking areas, landscape areas, fences, and walls.
      5. Location and dimensions of all adjacent roadways showing location of street centerline and all existing improvements such as sidewalks, curbs, gutters, or curb cuts.
    - d) Panoramic photographs showing all sides of the on-site property, and adjacent off-site properties.
    - e) Current zoning (with change of zone case number) and date it was adopted and became effective.
    - f) Prior zoning designation.

- g) Written statement of justification for the nonconforming subject use of the property.
  - h) Supporting documentation showing that the site has been in continuous use. Documentation may include, but is not limited to: bills of sale, bills of lading, utility bills, property tax records, Board of Equalization records, Employment Development Department records, fictitious business statement, Articles of Incorporation, canceled business checks, sales receipts, Rental or lease agreements, or licenses.
  - i) Such other information as determined necessary by the Planning Department.
- (2) **REVIEW AND NOTICE OF DECISION.** Not less than 30 days from acceptance of an application as complete, the Planning Department shall verify the current zoning and supporting documentation. If the nonconforming use or structure is substantiated, the Planning Department shall complete a "Certificate of Nonconforming Use" which shall include the following information: Assessor's Parcel Number, situs address, nature of nonconforming use, expiration date, and such other information as deemed appropriate. If the subject use or structure is not able to be substantiated the Planning Department shall prepare a letter of denial of the nonconforming use to include the following information: Assessor's Parcel Number, nature of nonconforming use, and justification for the denial of the request.
- c. 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.

d. **EXTENSION OF AMORTIZATION PERIOD.** Whenever a commercial or industrial structure or use has exceeded the time periods specified in Section 18.8c of this ordinance an extension to a time certain may be granted. The total time allowed for the extension shall not exceed ten years. The following procedure shall apply to all applications for approval of Nonconforming Use Extensions for commercial or industrial uses only.

(1) **APPLICATION.** Every application for a Nonconforming Use Extension shall be made in writing 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:

- a) Name, address and phone number of applicant [or representative] and the property owner.
- b) Assessor's Parcel Number of premises involved.
- c) A site plan drawn in sufficient detail to clearly describe the following:
  - 1. Physical dimensions of property.
  - 2. Location and dimensions of all existing structures.
  - 3. Setback dimensions.
  - 4. Location and dimensions of all driveways, parking areas, landscape areas, fences, and walls.
  - 5. Location and dimensions of all adjacent roadways showing location of street centerline and all existing improvements such as sidewalks, curbs, gutters, or curb cuts.
- d) Panoramic photographs showing all sides of the on-site property and improvements as well as adjacent off-site properties.
- e) Current zoning [with change of zone case number] and date it was adopted and became effective.
- f) Prior zoning designation.
- g) Written statement of justification for continued nonconforming use of the property.
- h) Supporting documentation showing that the site has been in continuous use. Documentation may include, but is not limited to: bills of sale, bills of lading, utility bills, property tax records, Board of Equalization records, Employment Development Department records, fictitious business statement, Articles of Incorporation, canceled business checks, sales receipts, rental or lease agreements, or licenses.
- i) Such other information as determined necessary by the Planning Department.

(2) **PUBLIC HEARING.** A public hearing shall be held on the application for a Nonconforming Use Extension 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.

(3) **CONDITIONS.** A Nonconforming Use Extension 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 extension 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. **EXPANSION OF NONCONFORMING USE.** The total square footage of an existing nonconforming structure or use, excluding mobilehomes, may be expanded a maximum of 25 percent on the same parcel of land from the time the use was deemed nonconforming. Such expansion shall require issuance of a building permit only and shall not extend the period of nonconforming time in which the use must be eliminated.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. 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:

07-18-96 (Ord. 348.3775)

**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 Riverside County General Plan, 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 required parking and loading spaces will meet the needs created by the particular uses. The standards for parking facilities are also intended to reduce street congestion and traffic hazards, promote vehicular and pedestrian safety and efficient land use.

Off-street vehicle parking shall be provided in accordance with this section when the associated building or structure is constructed or the use is established. Additional off-street parking shall be provided in accordance with this section when 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.

a. **PARKING DESIGN STANDARDS.**

(1) **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 plot plan, conditional use permit or public use permit approval.

(2) **NUMBER OF REQUIRED PARKING SPACES.**

- a) In the case of mixed land uses, the total number of parking spaces shall be the sum of the requirements for the various uses computed separately unless shared parking is approved as provided in this article.
- b) The following table is designed to allow calculation of parking spaces required for the uses shown:

# NUMB. OF REQUIRED PARKING/STACKING SPACES ...

GENERAL COMMERCIAL/RETAIL USES	PER SQUARE FOOT OR UNIT	PER EMPLOYEE OR STUDENT	OTHER CRITERIA	FOR VEHICLE STACKING
auditoriums, exhibition halls, theaters, movie theaters and similar places <u>with</u> fixed seats:	1 space/3 seats			
auditoriums, exhibition halls, theaters, movie theaters, and similar places <u>without</u> fixed seats:	1 space/30 sq. ft. of net assembly area			
automobile repair and service shops:	1 space/150 sq. ft. gross floor area			
automobile service stations:	4 spaces		4 spaces/service bay	
automobile washing and cleaning establishments - <u>except</u> self-serve:		1 space/3 employees of largest shift	2 spaces/stall	
automobile washing and cleaning establishments - self-serve:			2 spaces/stall	
banks, savings and loans, and other financial institutions:	1 space/250 sq. ft. gross floor area			stacking for 6 vehicles prior to the drive-up window
barber and beauty shops and similar uses:	1 space/150 sq. ft. gross floor area			
bingo game operations:			Ord. No. 558	
clubs, discos, ballrooms, cabarets, cocktail lounges, dance halls, lodges and incidental dancing areas, and similar facilities where dancing is the principal use:	1 space/30 sq. ft. of dance floor area			

## NOTES:

- The columns, working left to right, are generally additive unless otherwise indicated.
- Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel.
- All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.



**NUMBER REQUIRED PARKING/STACKING SPACES ...**

GENERAL COMMERCIAL/RETAIL USES	PER SQUARE FOOT OR UNIT	PER EMPLOYEE OR STUDENT	OTHER CRITERIA	FOR VEHICLE STACKING
general retail; including, but not limited to, freestanding convenience markets, liquor stores and supermarkets:	1 space/200 sq. ft. of gross floor area			
general retail; including but not limited to, neighborhood, community and regional shopping centers, including those with restaurants:	5½ spaces/1,000 sq. ft. of net leasable floor area			
furniture, drapery, plumbing, floor covering, and appliance stores:	1 space/750 sq. ft. of sale or display area			
laundries, self-serve:	1 space/250 sq. ft. of gross floor area			
mini-warehouses, self storage:		2 spaces/3 employees		
professional business office:	1 space/200 sq. ft. of net leasable floor area			
restaurants, drive-thrus, walk-ups, cafes, lounges, bars and other establishments for the sale and consumption on the premises of food and beverages:	1 space/45 sq. ft. of serving area	1 space/2 employees		stacking for 6 vehicles prior to the menu board
uncovered sales area, including areas for new or used automobiles, boat or trailer sales, lumber or building materials yards, plant nurseries or similar uses:	1 space/1,000 sq. ft. of uncovered sales area to a maximum of 20 spaces	1 space/employee		
video arcades:	1 space/250 sq. ft. of gross floor area			

**NOTES:**

- The columns, working left to right, are generally additive unless otherwise indicated.
- Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel.
- All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

**NUMBER OF REQUIRED PARKING/STACKING SPACES . . .**

RECREATIONAL USES	PER SQUARE FOOT OR UNIT	PER EMPLOYEE OR STUDENT	OTHER CRITERIA	FOR VEHICLE STACKING
billiard and pool rooms:	1 space/250 sq. ft. of gross floor area			
bowling alleys:			4 spaces/alley	
driving ranges:			1 space/tee	
game courts, tennis courts, racquetball clubs:			1 space/court	
golf courses:			6 spaces/hole	
golf course, miniature:			3 spaces/hole	
gymnasiums, spas and health studios:	1 space/200 sq. ft. of gross floor area			
parks and recreational uses:	1 space/8,000 sq. ft. of active recreational area within a park or playground		1 space/acre of passive recreational area within a park or playground	
skating rinks, ice and roller:	1 space/20 sq. ft. of seating area, AND 1 space/250 sq. ft. of skating area			
stadiums and sport arenas:	1 space/30 sq. ft. of net assembly area			
swimming pools, commercial:	1 space/250 sq. ft. of pool area			

**NOTES:**

- The columns, working left to right, are generally additive unless otherwise indicated.
- Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel.
- All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

**NUMBER OF REQUIRED PARKING/STACKING SPACES . . .**

INDUSTRIAL USES	PER SQUARE FOOT OR UNIT	PER EMPLOYEE OR STUDENT	OTHER CRITERIA	FOR VEHICLE STACKING
industrial uses:	If number of workers <u>cannot</u> be determined: 1 space/250 sq. ft. of office area, PLUS 1 space/500 sq. ft. of fabrication area, PLUS 1 space/1,000 sq. ft. of storage area, AND 1 space/500 sq. ft. of floor plan which is uncommitted to any type of use	If number of workers <u>can</u> be determined: 1 space/2 employees of largest shift, AND 1 space/vehicle kept in connection with the use		
manufacturing or repair plants maintaining more than one shift of workers:		2 spaces/3 employees on each of the two largest shifts	1 space/company operated vehicle	
salvage and junk yards, including but not limited to automobile dismantling, auto wrecking yards, storage yards, scrap metal processing and similar uses:	1 space/5,000 sq. ft. of lot area			
warehouses and wholesaling:	1 space/2,000 sq. ft. of gross floor area			

**NOTES:**

- The columns, working left to right, are generally additive unless otherwise indicated.
- Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel.
- All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

# NUMBER OF REQUIRED PARKING/STACKING SPACES . . .

RESIDENTIAL USES (Parking must be located on-site conveniently distributed throughout the project. For multiple family residences, condominiums, planned residential developments and senior citizen planned residential developments, at least one of the required parking spaces per unit shall be located in a garage or carport which is architecturally harmonious with the main structure. All parking spaces shall be located within 200 feet of the building they serve unless otherwise specified.)	PER SQUARE FOOT OR UNIT	PER EMPLOYEE OR STUDENT	OTHER CRITERIA	FOR VEHICLE STACKING
single family:	2 spaces/dwelling unit			
multiple family:				
• single bedroom or studio dwelling unit:	1.25 spaces/unit			
• two bedrooms/dwelling unit:	2.25 spaces/unit			
• three or more bedrooms/dwelling unit:	2.75 spaces/unit	1 space/employee		
planned residential development:				
• single bedroom dwelling unit:	1.5 spaces/unit			
• two or more bedroom dwelling unit:	2.5 spaces/unit			
• senior citizen: (Parking spaces shall be located no more than 150 feet from the unit they serve.)	Refer to single family and multiple family residential requirements stated above.			
mobilehome parks:	2 spaces/travel trailer or mobilehome space - spaces may be tandem		1 guest space/8 mobilehome spaces	

- NOTES:
- The columns, working left to right, are generally additive unless otherwise indicated.
  - Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel.
  - All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

**NUMB. OF REQUIRED PARKING/STACKING SPACES ...**

<b>LODGING USES (All parking must be within 150 feet of the use served.)</b>	<b>PER SQUARE FOOT OR UNIT</b>	<b>PER EMPLOYEE OR STUDENT</b>	<b>OTHER CRITERIA</b>	<b>FOR VEHICLE STACKING</b>
boarding houses, lodging or rooming houses, dormitories, fraternity and sorority houses:			1 space/2 beds	
hotels and motels:			1 space/room, AND 2 spaces/resident manager	
recreational vehicle parks:	1 space/recreational vehicle site		1 visitor space/5 recreational vehicle sites	
<b>MEDICAL USES</b>				
home for the aged, sanitariums, convalescent homes, children's homes, asylums, and nursing homes or similar institutions:		1 space/3 employees	1 space/3 beds, AND 1 space/vehicle owned and operated by the institution	
hospitals and clinics: (A hospital may have a parking area more than 150 feet from the building to be served as long as an automatic parking gate or similar method of vehicular control is installed.)		1 space/staff member of largest shift	1 space/2 patient's beds, AND 1 space/vehicle owned and operated by hospital or clinic	
medical and dental offices, clinics, and medical business offices:	1 space/200 sq. ft. of net leasable floor area			
veterinary hospitals and clinics:	1 space/300 sq. ft. of gross floor area			

**NOTES:**

- The columns, working left to right, are generally additive unless otherwise indicated.
- Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel.
- All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

# NUMBER OF REQUIRED PARKING/STACKING SPACES . . .

CIVIC/RELIGIOUS INSTITUTIONS	PER SQUIRE FOOT OR UNIT	PER EMPLOYEE OR STUDENT	OTHER CRITERIA	FOR VEHICLE STACKING
auditoriums <u>with</u> fixed seats:	1 space/3 seats			
auditoriums <u>without</u> fixed seats:	1 space/30 sq. ft. of net assembly area in the assembly hall			
cemeteries and crematories, mausoleums, columbariums and funeral establishments when incidental to a cemetery:	1 space/30 sq. ft. of net assembly room area	1 space/employee	1 space/vehicle operated on the grounds by the proprietary institution	
churches, chapels and other places of worship:	1 space/35 sq. ft. of net assembly area used simultaneously for assembly purposes		When a school bus is kept, there can be a reduction of 2 spaces/bus	
libraries, museums, art galleries or similar uses:	1 space/300 sq. ft. of gross floor area	1 space/2 employees		
mortuary and funeral homes:	1 space/35 sq. ft. of net assembly area	1 space/employee		
PUBLIC UTILITIES/TELECOMMUNICATIONS				
public utility facilities, including but not limited to, electric, gas, telephone, and telecommunication facilities not having business offices on the premises:		1 space/2 employees	1 space/vehicle kept in connection with the use	

## NOTES:

- The columns, working left to right, are generally additive unless otherwise indicated.
- Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel.
- All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

# NUMBER OF REQUIRED PARKING/STACKING SPACES . . .

EDUCATIONAL INSTITUTIONS	PER SQUARE FOOT OR UNIT	PER EMPLOYEE OR STUDENT	OTHER CRITERIA	FOR VEHICLE STACKING
day care centers, including nurseries and pre-schools	1 space/500 sq. ft. of gross floor area		When a school bus is kept, there can be a reduction of 2 spaces/bus	
elementary and intermediate:	Whichever is greater: 1 space/classroom, OR 1 space/3 seats in the auditorium or multi-purpose room.		When a school bus is kept, there can be a reduction of 2 spaces/bus	Loading/unloading space for at least 2 school buses
high schools:		1 space/employee, PLUS 1 space/faculty member, AND 1 space/8 students	When a school bus is kept, there can be a reduction of 2 spaces/bus	Loading/unloading space for at least 2 school buses

## NOTES:

- The columns, working left to right, are generally additive unless otherwise indicated.
- Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel.
- All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

# NUMBER OF REQUIRED PARKING/STACKING SPACES . . .

EDUCATIONAL INSTITUTIONS	PER SQUARE FOOT OR UNIT	PER EMPLOYEE OR STUDENT	OTHER CRITERIA	FOR VEHICLE STACKING
colleges and universities:	Whichever is greater: 1 space/30 sq. ft. of net assembly area of main auditorium or stadium OR	1 space/employee, PLUS 1 space/faculty member, AND 1 space/2 students		
trade schools, business colleges and commercial schools		1 space/employee, PLUS 1 space/2 students		
private schools:		1 space/employee, PLUS 1 space/2 students		Loading/unloading space for at least 10 cars

## NOTES:

- The columns, working left to right, are generally additive unless otherwise indicated.
- Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel.
- All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.



- c. **PARKING REQUIREMENTS FOR USES NOT SPECIFIED.** When parking requirements for a use are not specifically stated, the parking requirement for such use shall be determined by the Planning Director based on the requirement for the most comparable listed use in this article.
- d. **REQUESTS FOR MODIFICATIONS FROM PARKING STANDARDS.** The Planning Director may, without notice or hearing, permit modifications to the circulation 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.**
  - (1) A residential, commercial or industrial project may provide for alternative programs which reduce parking demand in return for a reduction in the number of off-street parking spaces required.
  - (2) Alternative programs that may be considered by the Planning Director under this provision include, but are not limited to, the following:
    - a) **Private Car Pool/Van Pool Operations.** Office or industrial developments which guarantee preferred parking spaces to employees who participate regularly in a car or van pool may have their parking requirement reduced by two parking spaces for every one space which is marked for car or van pool at a preferred location.
    - b) **Mass Transit.** Developments which are located within 150 feet of a mass transit facility may have their parking requirement reduced by two percent of the total number of required parking spaces.
    - c) **Planned Residential Development - Senior Citizen.** A 20 percent reduction in the total number of required parking spaces may be allowed when an alternative senior citizen transportation program is proposed.
    - d) **Bicycle Parking.** Developments which provide secured bicycle parking facilities exceeding the minimum requirement may reduce the number of required parking spaces by one vehicle space for every three additional bicycle spaces provided.
    - e) **Shared Parking Requirements.**
    - f) The Planning Director may, upon application by the owner or lessee of any property, authorize shared use of parking facilities under the following conditions:
      - 1. Sufficient evidence shall be presented to the Planning Director to demonstrate that no substantial conflict in the principal hours or periods of peak demand will exist between the uses or structures which propose to share parking.
      - 2. The building or use for which an application for shared parking is being made shall be located within 150 feet of the parking area to be shared.
      - 3. No more than 50 percent of the parking space requirement shall be met through shared parking.
      - 4. Parties sharing off-street parking facilities shall provide evidence of a reciprocal parking agreement for such joint use by a proper legal instrument recorded in the office of the County Recorder with the number of copies as required and thereof filed with the County Building and Safety Department.

Amended Effective:

11-28-97 (Ord. 348.3804)

- ii) For projects within the "Rubidoux Village Policy Area" of the Jurupa Community Plan which are zoned R-VC (Rubidoux-Village Commercial), the Planning Director may, upon application by the owner or the lessee of any property, having 50 feet or

more of street frontage or 7,500 square footage in building area, authorize shared use of parking facilities under the following conditions:

1. Individual lots of less than 50 feet in width or 7500 square feet in area are exempt from the on-site parking requirement.
2. Individual lots with areas between 7,500 and 15,000 square feet may use street and public parking to meet no more than 75 percent of the parking requirement.
3. Individual lots in excess of 15,000 square feet may use street and public area parking to meet no more than 50 percent of the parking requirement.
4. When street parking is used to meet the parking requirement, all regular and handicap stalls on the street within 600 feet of the boundaries of the project may be counted. This provision applies to parking along Mission Boulevard as well as the local streets that serve Mission Boulevard.
5. Parking within public parking lots created as a function of the Jurupa Valley Redevelopment Plan (JVRP) already in existence may also be counted toward the shared parking allowance if located within 600 feet of the boundaries of the parcel in question.
6. An exemption from the off-street parking requirements is granted for all existing uses and structures undergoing remodeling or improvements that do not propose to alter the existing permitted uses, expand the area devoted to such uses or alter the existing parking arrangement.
7. Parking area improvement standards: In situations where off-street parking is required, the design of the parking area must respond to the following criteria:
  - (a) Access to parking areas over public or private sidewalks must be indicated by a change in paving texture.
  - (b) A landscape buffer of a minimum five feet in width must separate the parking area from a public right-of-way or the building setback line.

Added Effective:

11-28-97 (Ord. 348.3804)

- f. Special Review of Parking. The Planning Director may reduce the parking requirement otherwise prescribed for any use or combination of uses as part of the review of a development plan including, but not limited to, a plot plan, a conditional use permit, a public use permit, a surface mining permit, a planned residential development or a specific plan, based on the following conditions:
  - (1) The applicant shall submit a request for modification of parking standards, including sufficient evidence and documentation, to demonstrate to the Planning Director that unusual conditions warrant a parking reduction. Evidence shall include, but is not limited to, the following:
    - a) Information showing that the parking area serves uses having peak parking demands which occur at different times.
    - b) Floor plans which indicate that the floor area devoted to customer or employee use is less than typical for the size building proposed.
    - c) Documentation that other programs which will be implemented by the developer or tenant(s) will result in a reduced parking demand, such as the provision of monetar

incentives to employees who regularly utilize public transit or participate in a car or van pool.

- (2) 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.

g. Development Standards For off-Street Parking Facilities.

- a. LAYOUT DESIGN STANDARDS. All parking areas shall be designed as follows:

1. Location of Parking Areas. No parking space shall be located within three feet of any property line. No parking space located on driveways providing direct access to a street shall be located closer than 30 feet from the property line at the right-of-way.
2. Parking Space and Driveway Specifications. The location and dimensions of parking spaces and aisles adjacent to parking spaces shall be arranged in accordance with the following exhibit entitled Riverside County Minimum Parking Standards, and the following tables entitled "Dimensions of Parking Spaces and Aisles" and "Dimensions of Driveways."

# DIMENSIONS OF PARKING/STACKING SPACES AND AISLES

PARKING SPACES:			
ANGLE OF PARKING SPACE	SIZE	AISLE WIDTH	WIDTH OF DOUBLE ROW AND AISLE
0 degree (parallel parking)	9 ft. x 23 ft.; end stall: 9 ft. x 30 ft.	12 feet	30 feet
45 degrees	9 ft. x 19 ft.; end stall: 12.8 ft x 19 ft.	14 feet	52 feet
60 degrees	9 ft. x 20 ft.; end stall: 10 ft. x 20 ft.	18 feet	58 feet
90 degrees	9 ft. x 18 ft.; end stall: 11 ft. x 18 ft	24 feet	60 feet
Herringbone	9 ft. x 18 ft.	14 feet	between 45.6 feet and 48.8 feet
STACKING SPACES:			
N/A	25 ft. in length per vehicle	12 feet	N/A

## NOTES:

●Parking spaces next to a wall, building, fence or other obstructions shall be three feet wider than the required width as listed above.

●Up to 20 percent of the total required parking may be sized for compact cars. Compact car parking spaces shall be clearly marked "COMPACT CARS ONLY." Compact car parking spaces may be reduced (from the dimensions listed in the table) in width by no more than one-half foot, and in length by no more than two feet. When an entire section of the parking area is restricted to compact car parking, and the parking spaces are at a 90 degree angle to the aisle, the aisle width may be reduced to 23 feet. Compact car parking sections shall be located so as to minimize the distance between them and the uses to be served.

## DIMENSIONS OF DRIVEWAYS

TYPE OF USE	MINIMUM WIDTH OF DRIVEWAY
One-family and two-family dwellings	12 feet
Multiple family or apartment complexes: <ul style="list-style-type: none"> <li>● less than 100 units (Carports or garages may be allowed on one side.)</li> <li>● 100 to 300 units (Carports or garages may be allowed on both sides.)</li> <li>● more than 300 units (Carports or garages may be allowed on both sides.)</li> </ul>	<div>24 feet</div> <div>28 feet</div> <div>34 feet</div>
Commercial/Industrial (The driveway shall have a vertical clearance of 13 feet and six inches.)	24 feet

**NOTES:**

- All driveways located within a road right-of-way shall be approved according to County Ordinance No. 461 (County of Riverside Road Improvement Standards and Specifications) or as approved by the County Transportation Director.
- Where parallel parking is allowed, the minimum width shall be increased by eight feet for parking on one side and by 16 feet for parking on both sides.
- Stub streets in excess of 150 feet shall have a minimum 45 foot radius turnaround at the end, or as otherwise approved by the County Fire Department.

- 3) Surfacing Standards for Parking Areas. The following standards shall apply to the development of all off-street parking facilities, including driveways, whether the space is required or optional.

#### SURFACING STANDARDS

TYPE OF USE	SURFACING MATERIALS
<p>One and two family residences</p> <ul style="list-style-type: none"> <li>• less than ½ acre parcel</li> <li>• equal to or greater than ½ acre parcel</li> </ul>	<ul style="list-style-type: none"> <li>• concrete, asphaltic concrete, brick or equivalent</li> <li>• at least three inches of decomposed granite or equivalent</li> </ul>
Multiple family residences	<ul style="list-style-type: none"> <li>• concrete, asphaltic concrete, brick or equivalent</li> <li>• driveways with an inverted section shall be constructed with a concrete ribbon gutter</li> </ul>
<p>All other uses</p> <ul style="list-style-type: none"> <li>• At least 25 percent of the total street frontage within 660 feet from the boundaries of the proposed use, including both directions from the property and both sides of the street, is in commercial, industrial, residential use or other developed use. Where the proposed use would front on two or more streets, this provision refers to the street with the greater general plan designation or right-of-way requirement.</li> <li>• Other cases where the forementioned circumstances do not apply or as determined by the Planning Director.</li> </ul>	<ul style="list-style-type: none"> <li>• concrete surfacing with a minimum thickness of 3½ inches, with expansion joints; or</li> <li>• asphaltic concrete paving compacted to a minimum thickness of three inches on four inches of Class 2 base</li> <li>• a base of decomposed granite or equivalent compacted to a minimum thickness of three inches to act as an all weather surfacing material</li> </ul>

- 4) **Off-Street Parking Area Striping.**
  - a) If five or more parking spaces are provided, each space shall be clearly marked with white paint or other easily distinguishable material.
  - b) If ten 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.
- 5) **Drainage.** All parking areas, including driveways, shall be graded to prevent ponding and to minimize drainage runoff from entering adjoining properties.
- 6) **Curbs, Bumpers, Wheel Stops or Similar Devices.** Public parking areas shall be equipped with permanent curbs, bumpers, wheel stops or similar devices so that parked vehicles do not overhang required walkways, planters or landscaped areas.
  - a) If the method used is 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 walkway, planter or landscaped area, or from any building.
  - b) The innermost two feet of each parking space, between the wheel stop or other barrier, and any required planter or walkway, may either:
    - (1) be paved; or,
    - (2) be planted with low ground cover.This additional planting area is considered part of the parking space and may not be counted toward satisfying any landscaping requirement(s).
- 7) **Lighting.**
  - a) Parking area lighting is not required. However, if parking areas are lighted, such lighting facilities shall be located to prevent lights from shining directly onto adjoining properties or streets.
  - b) Parking area lighting shall be of an energy-efficient type. However, when such lighting is located within 30 miles of the Mt. Palomar Observatory, low-pressure sodium lamps shall be used. These shall be oriented and shielded to prevent direct illumination above the horizontal plane passing through the luminaire.
- 8) **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, R-R or R-T, shall have a six-foot high solid masonry wall provided with an anti-graffiti coating installed to preclude a view of the parking area from such adjoining property. However, any walls within ten feet of any street or alley shall be 30 inches high.

b. **LOADING SPACE REQUIREMENTS.**

- (1) On each lot used for manufacturing, storage, warehousing, goods display, a department store, a wholesale store, a market, a hotel, a hospital, a 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 delivery vehicle stacking, and for loading activities. The loading space and delivery vehicle stacking area shall be located and designed so as to avoid undue interference with the public use of streets and alleys.
- (2) Each required loading space shall be paved with six inches of concrete over a suitable base and shall not be less than ten feet wide, 35 feet long and 14 feet high.
- (3) The minimum number of loading spaces indicated in the following table shall be provided:

**MINIMUM NUMBER OF LOADING SPACES**

GROSS FLOOR AREA (Square Feet)	NUMBER OF LOADING SPACES
7,499 or less	0
7,500 - 14,999	1
15,000 - 24,999	2
	3
25,000 - 39,999	4
	5
40,000 - 59,999	6
	6 + 1
60,000 - 79,999	
80,000 - 100,000	
For each additional 100,000	

c. **PARKING FOR PERSONS WITH DISABILITIES.**

- (1) Parking spaces shall be provided for access by persons with disabilities in accordance with the number indicated by the following table. These numbers are based on the total number of parking spaces required, given the intended use of the site.



## NUMBER OF ACCESSIBLE PARKING SPACES FOR PERSONS WITH DISABILITIES

TOTAL NUMBER OF PARKING SPACES REQUIRED	MINIMUM NUMBER OF SPACES REQUIRED FOR ACCESSIBLE PARKING
02-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	<ul style="list-style-type: none"> <li>● two percent of total number of required parking spaces</li> <li>● 20 plus one for each 100, or fraction thereof over 1001</li> </ul>
over 1,000	

**NOTES:**

- A higher percentage of accessible parking spaces is required for medical care outpatient facilities as follows:
  - Ten percent of the total number of parking spaces provided for outpatient facilities.
  - Twenty percent of total numbers of parking spaces provided for facilities that specialize in treatment or services for persons with mobility impairments.
- (2) Accessible parking spaces shall be located so as to provide for safety and optimum proximity to curb ramps or other pedestrian ways thereby, providing the most direct access to the primary entrance of the building served by the parking lot.
  - (3) For a single accessible space, the space shall be 14 feet wide and outlined to provide a nine foot wide parking space and a five foot wide loading/unloading area.
  - (4) For multiple accessible spaces, two spaces shall be provided within a 23 foot wide area outlined to provide a five foot wide loading/unloading area between the nine foot wide parking spaces.

- (5) Each loading/unloading area for a van accessible space shall be eight feet wide with a minimum length of 18 feet.
- (6) A minimum of one in every eight accessible parking spaces shall be served by an access aisle with a minimum width of eight feet.
  - a) The parking space shall be designated van accessible.
  - b) All such van accessible parking spaces may be grouped on one level of a parking structure.
- (7) In each parking space, a wheel stop or curb shall be provided and located to prevent encroachment of cars over the walkways.
- (8) The parking spaces shall be located so that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.
- (9) Pedestrian ways which are accessible for persons with disabilities shall be provided from each such parking space to the related facilities and shall include curb cuts or ramps as needed.
  - a) Ramps shall not encroach into any parking space. However, ramps located at the front of accessible parking spaces may encroach into the length of such spaces when the encroachment does not limit the ability of persons with disabilities to leave or enter their vehicles, and when it is determined that compliance with any regulation of this subsection would create an unreasonable hardship.
  - b) Parking spaces may be provided which would require persons with disabilities to wheel or walk behind parking spaces that are not designed for accessibility when it is determined that compliance with the accessible parking regulations would create an unreasonable hardship.
- (10) Surface slopes for accessible parking spaces shall be the minimum possible, and shall not exceed one-fourth inch per foot (2.083 percent gradient) in any direction.
- (11) Each accessible parking space shall be identified by a permanently affixed reflectorized sign displaying the international symbol of accessibility.
  - a) The sign shall be posted immediately adjacent to and visible from each accessible parking space.
  - b) 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,
  - c) The sign may be centered on the wall of the interior end of the accessible parking space at a minimum height of three feet from the parking space finished grade or walkway.
- (12) An additional sign shall be posted in a conspicuous place, at each entrance to the off-street parking facilities. The sign shall not be less than 17 inches by 22 inches in size with lettering not less than one inch in height, which clearly and conspicuously states the following:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_\_\_ or by telephoning \_\_\_\_\_."

- (13) The surface of each accessible parking space shall have a surface identification duplicating the symbol of accessibility in blue paint of at least three square feet in size.
- (14) For additional accessible parking and site development standards, reference the California Code of Regulations, Title 24.

d. **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) **Bicycle Parking Requirements.**
  - a) **Minimum Bicycle Parking Facilities.** The minimum bicycle parking shall be provided as follows:

# BICYCLE SPACES FOR BICYCLE PARKING FACILITY CLASS

	INDUSTRIAL	RESTAURANTS, AND COCKTAIL LOUNGES	COMMERCIAL, OFFICE, AND SERVICE USES NOT OTHERWISE LISTED
EMPLOYEES	<ul style="list-style-type: none"> <li>• One bicycle space for every 25 parking spaces required. A minimum of two bicycle spaces required.</li> <li>• Class I lockers or Class II racks in an enclosed lockable area.</li> </ul>	<ul style="list-style-type: none"> <li>• One bicycle space for every 50 parking spaces required. A minimum of two bicycle spaces required.</li> <li>• Class I lockers or Class II racks in an enclosed lockable area.</li> </ul>	<ul style="list-style-type: none"> <li>• One bicycle space for every 25 parking spaces required. A minimum of two bicycle spaces required.</li> <li>• Class I lockers or Class II racks in an enclosed lockable area.</li> </ul>
PATRONS OR VISITORS	<ul style="list-style-type: none"> <li>• Number of bicycle spaces required: 0</li> <li>• Type of lockers/racks: N/A</li> </ul>	<ul style="list-style-type: none"> <li>• Number of bicycle spaces required: 0</li> <li>• Type of locker/racks: N/A</li> </ul>	<ul style="list-style-type: none"> <li>• One bicycle space for every 33 parking spaces required. A minimum of two bicycle spaces required.</li> <li>• Type of locker/racks: Class II racks</li> </ul>

- NOTES:
- 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 50 percent.
  - 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.

- b) 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 wide maneuvering space behind the bicycle. The facilities shall be located on a hard, dust-free surface, preferably asphalt or concrete.
- c) Exemptions. Requests for exemptions from bicycle parking requirements shall be made in writing to the Planning Director.
  - 1. Exemptions from bicycle parking requirements shall be submitted and processed concurrently with the project application.
  - 2. Exemptions may be granted depending upon the location of the site with respect to an urbanized area, the nature and hours of operation of the proposed use, and the accessibility of the site by bicycle at present and in the future.

b. LANDSCAPING, GENERAL PROVISIONS.

- (1) APPLICATION REQUIREMENTS. A landscaping plan, landscaping grading plan, irrigation plan 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.
  - a) The landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be submitted under one application consistent with the provisions of Section 18.30 (Classification of Plot Plans) of this ordinance.
  - b) The landscaping plan, landscaping grading plan, irrigation plan and shading plan may be submitted on four separate exhibits or may be combined on one to three exhibits, provided that the information required to be displayed for each plan is legible and clearly discernible.
  - c) No less than the number of copies as determined by the Planning Director of the landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be submitted for approval by the Planning Director.
  - d) All landscaping shall comply with Section 19.300 of this ordinance in regard to water-efficient landscaping.
  - e) All plans shall show the following information:
    - 1. The first sheet of a multiple sheet set shall contain a title block with the name and address of the project, sheet number, and numbers of sheets and a revision block to indicate date and type of revisions.
    - 2. Each 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) **LANDSCAPING PLAN REQUIREMENTS.**

- a) The location of all existing landscaping materials, and where proposed landscaping material is to be placed shall be shown. Existing trees shall be preserved whenever it is practical to do so, and shall be shown on the landscaping plan. Any existing trees to be removed pursuant to County Ordinance No. 559 shall also be shown on the landscaping plan.
- b) The quantities, sizes and locations of all trees, shrubs and ground cover, hydroseed and wildflower mixtures, etc. shall be indicated. Trees shall be a minimum 15 gallon size. Shrubs shall be a minimum five gallon size; however, the use of smaller plants may be approved for areas where color or growth habits make it suitable.
- c) 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 as provided in the "Riverside County Guide to Trees, Shrubs and Ground Covers".
- d) All plants shall be listed by correct botanical name and common name.
- e) The soil surface of all planters shall be shown planted or covered with suitable material.
- f) Lawns shall be indicated by common name of species and method of installation (seeding, hydromulching or sodding).
- g) Proposed treatment of all ground surfaces, including paving, turf, and gravel.
- h) Planting details and methods of application shall be shown.
- i) Complete construction detail referencing (fencing, walls, etc.) shall be indicated.

(3) **LANDSCAPING GRADING PLAN REQUIREMENTS.** The grading plan 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 ten feet of any street and/or alley intersections.

(4) **IRRIGATION PLAN REQUIREMENTS.** 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, and if applicable, automatic controllers, quick couplers, hose bibs and washer boxes.
- b) Proposed radius or diameter of throw (sprinkler coverage) at a stated pressure (P.S.I.) for each sprinkler head.
- c) Worst case irrigation system pressure loss calculations.
- d) Static water pressure PSI (pounds per square inch), available GPM (gallons per minute), water pressure zone, agency reading locations and source of information for each one.
- e) County required water budget calculations based on the "Riverside County Guide to Trees, Shrubs and Ground Covers".

(5) **SHADING PLAN REQUIREMENTS.**

- a) Parking area landscaping shall include shade trees from the "Riverside County Guide to Trees, Shrubs and Ground Covers", unless otherwise approved by the Planning Director, so as to provide for adequate shade canopies within 15 years of age as follows:

**PERCENTAGE OF TOTAL PARKING AREA REQUIRED TO BE SHADED**

NUMBER OF PARKING SPACES	PERCENTAGE OF PARKING AREA TO BE SHADED
05 - 24 spaces	30% minimum
25 - 49 spaces	40% minimum
50+ spaces	50% minimum

**NOTE:**

- The percentage of parking area required to be shaded shall be based on the number of uncovered parking spaces; driveways and aisles are excluded. Multi-level parking structures are exempt from shading requirements.

- b) Trees shall be a minimum 15 gallon size at planting.

- c) Trees shall be planted and maintained throughout the parking area to ensure that within 15 years, the percentage of the parking area that is shaded is no less than the minimum amount required by the table entitled "Percentage of Total Parking Area Required to be Shaded". The parking area shading plan shall be developed in compliance with a landscaping plan. Each planting area shall be of adequate size for the landscaping approved and shall have adequate irrigation for that landscaping.

(6) **LANDSCAPING DESIGN STANDARDS.** Landscaping shall be incorporated into the design of all off-street parking areas, including covered and decked, as follows:

a) **GENERAL LANDSCAPING PROVISIONS.**

1. These provisions apply to:
  - a. Landscaping throughout and immediately surrounding parking areas; and,
  - b. Additional landscaping as required by a zone classification.
2. Landscaped areas shall be distributed throughout the entire off-street parking area as evenly as is appropriate in the design of the parking facility.
3. 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 visibility regulations.
4. Any open areas in the interior shall be landscaped with appropriate plant materials and maintained in good condition as provided in this article.

5. All landscaped areas shall be designed so that plant materials are protected from vehicle damage, encroachment or overhang.
6. 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.
7. No trees shall be planted within ten feet of driveways, alleys and/or street intersections.
8. All landscaping shall be within planters bounded by a curb at least six inches high.
9. A six inch high curb with a 12 inch wide concrete walkway shall be constructed along planters on end stalls adjacent to vehicle parking spaces.
10. In urban areas, all parking areas shall be screened from view along the entire perimeter of the parking 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. When the parking area is adjacent to a public road right-of-way, the berm or planter shall be five feet in width.
11. In addition to the perimeter landscaping required by this article, parking areas of five spaces or more shall be required to provide additional landscaped areas within the parking area. A minimum percentage of the total parking area shall be landscaped as follows:

**MINIMUM PERCENTAGE OF TOTAL INTERIOR PARKING AREA TO BE LANDSCAPED**

PARKING SPACES REQUIRED	5-24 SPACES	25-49 SPACES	50+ SPACES
PERCENTAGE TO BE LANDSCAPED	5.0 %	7.5 %	10.0 %
PERCENTAGE TO BE LANDSCAPED - ALONG STATE AND COUNTY SCENIC HIGHWAYS	6.0 %	8.5 %	11.0 %

12. 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 persons with disabilities from the sidewalk to the parking lot.
  - a. Such a walkway shall be located so as to facilitate the most direct movement of persons using sidewalk curb ramps, if provided.
  - b. Bus shelters may be located within this planter if approved



by the Planning Director. Such shelters shall not be placed so as to reduce the number of trees which are otherwise required by this article.

b) **GENERAL PLANTER PROVISIONS.** Planters containing organic landscaping shall be provided adjacent to and within parking areas. The dimensions of a planter refer only to that which is plantable area.

1. No planter shall be smaller than 25 square feet.
2. Each planter shall include an irrigation system.
3. 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 ten feet of street and driveway intersections where landscaping shall not be permitted to grow higher than three feet.
4. A planter at least five feet wide shall be provided adjacent to all public road right-of-ways. Any area within the road right-of-way between the edge of the walkway and outer edge of the right-of-way shall also be developed as a landscaped area in conjunction with the required planter, unless this requirement is waived by the Planning Director.
5. A planter at least five feet wide shall be provided adjacent to properties used for residential purposes and/or zoned R-1, R-2, R-2A, R-3, R-3A, R-4, R-6, R-A, R-R or R-T. Within this planter, one screen tree from the "Riverside County Guide to Trees, Shrubs and Ground Covers" shall be planted at an average distance apart of at least every 25 feet on center in combination with other plants to provide a dense visual screen.
6. A planter at least eight feet wide shall be located at least 45 feet apart for every 150 feet of frontage along a public road right-of-way. Within this planter, trees from the "Riverside County Guide to Trees, Shrubs and Ground Covers" shall be planted no further apart than 25 feet on center, and at least five feet, but not further than ten feet, from the back of the walkway.
7. All planters located adjacent to end parking spaces shall have a six inch high and 12 inch wide concrete walkway.

c) **GENERAL PLANT MATERIALS PROVISIONS.**

1. Existing mature trees on the site shall be preserved whenever it is practical to do so.
2. 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.
3. Planting areas shall be kept free from weeds, debris, and undesirable materials which may be detrimental to public safety, drainage, or site appearance.
4. Drought tolerant species and native species are to be used to the

maximum extend possible over non-drought tolerant and non-native species.

- a) The quantity and extent of drought tolerant species shall be dependent on the climatic zone of the project.
- b) 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.

- 5. 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, mini-spray, bubbler, and perforated soaker tubing.

d) **GENERAL IRRIGATION PROVISIONS.**

- 1. An automatic irrigation system for all planted areas shall be required.
  - a) The layout of the system should consider meter water pressure, pipe size and length, and type of heads (sprinkler, bubbler or rainbird).
  - b) Hose bibs shall be located in each tree well site as may be considered adequate for irrigation of said trees.
- 2. Sprinkler spacing shall not exceed the manufacturer's recommended spacing or, if no spacing is recommended, spacing shall not exceed 60 percent of the diameter of throw (sprinkler coverage).
- 3. 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.
- 4. Backflow prevention devices for sprinklers shall comply with the latest edition of the Uniform Plumbing Code as adopted by the County.

- (7) **REQUESTS FOR MODIFICATIONS FROM LANDSCAPING STANDARDS.**  
The Planning Director may, without notice or hearing, permit modifications to the landscaping requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.

(8) **ENFORCEMENT OF LANDSCAPING DESIGN STANDARDS.**

- a) Prior to the issuance of a final building occupancy certificate, all required landscape planting and irrigation shall have been installed and be in a condition acceptable to the Planning Director.
  - 1. The plants shall be healthy and free of weeds, disease or pests.
  - 2. The irrigation system shall be properly constructed and in good working order.
- b) Prior to the issuance of a building permit, performance securities in an amount to be determined by the Building and Safety Director shall be filed with said director, so as to guarantee:
  - 1. the installation of plantings, walls, and fences in accordance with

- the approved landscaping plan when the total uncovered parking area on the property, including adjoining parcels over which the property has a shared parking agreement, and/or any other parking agreement exceeds 3,600 square feet; and,
- 2. the adequate maintenance of the planting for one year.
- c) The Building and Safety Director shall be authorized to execute, on behalf of the County, the required agreements and bonds and those forms and terms approved by the Board of Supervisors.
  - 1. Acceptable forms of security shall be limited to the following:
    - a. A bond from a duly authorized corporate surety,
    - b. A deposit of cash with the County,
    - c. An irrevocable instrument of credit from a regulated financial institution; or,
    - d. An irrevocable letter of credit issued by a regulated financial institution, provided that a cash bond is required to guarantee the installation of plantings, walls and fences when the estimated cost is equal to or less than the cost determined by the County Building and Safety Department. The remaining performance surety shall be released one year after installation is approved, provided that the planting has been adequately maintained.

**Amended Effective:**

05-29-84	(Ord. 348.2341)	07-04-96	(Ord. 348.3773)
05-29-84	(Ord. 348.2342)	06-06-89	(Ord. 348.3032)
12-12-85	(Ord. 348.2533)	06-06-89	(Ord. 348.3032)
08-28-86	(Ord. 348.2612)	06-06-89	(Ord. 348.3032)
06-30-88	(Ord. 348.2856)	07-04-96	(Ord. 348.3773)

SECTION 18.13 is repealed 07-04-96.

**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 ten 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 the C-1/C-P, M-SC, A-1, A-2 Zones.

**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 of the required rear yard.
- b. No detached accessory building shall be within five feet of the front half of an adjacent lot. For the purpose of this regulation a depth of not more than 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 foot rise or fall in a seven foot run from the established street elevation at the property line, or where the front half of the lot is more than four 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 75 feet from the street line.
  - e. In the case of a corner lot abutting upon more than two streets, no accessory building shall be nearer any street line than one-fifth 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 ten feet to the main building.
  - i. For the purposes of Section 18.18 of this ordinance, 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 feet and/or into the required rear yard a distance of not to exceed five 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 foot. Eaves may extend three feet into a required yard. One pergola or one covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet and its depth does not exceed 20 feet.

**AMENDED EFFECTIVE:**

08-29-85 Ord. 348.2510

**SECTION 18.20. HEIGHT EXCEPTIONS.**

- a. Public or semipublic buildings in the R-1 and R-2 Zones may be erected to a height not exceeding four stories or 60 feet when the required yards are increased by an additional two 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 feet to any property line or dwelling;
- b. All other swimming pools shall be located not nearer than ten feet from any property line or building;
- c. A swimming pool may be constructed contrary to Subsection 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 applications for any permit or variance described herein unless otherwise specified.

Amended Effective:

09-08-95 (Ord. 348.3727)  
04-19-95 (Ord. 348.3770)

- a. **APPLICATIONS.** Permit applications shall be filed with the Planning Director, accompanied by the fees as set forth in County 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 ten 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 the 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 hearing.
  - (7) The Planning Director may required 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 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 five or more days after the Clerk receives the notice from the Planning Director.
- f. **PROCEEDING 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 ten 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 County 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 seven 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 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 Report 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)	03-12-87	(Ord. 348.2670)
05-31-83	(Ord. 348.2156)	09-08-95	(Ord. 348.3727)
07-03-84	(Ord. 348.2338)	04-19-96	(Ord. 348.3770)
01-03-85	(Ord. 348.2430)		

**SECTION 18.26a. FAST TRACK COMMERCIAL/INDUSTRIAL CONDITIONAL USE PERMIT APPLICATIONS.** The following procedures shall apply to applications for any conditional use permit of a commercial/industrial nature given fast track status. For purposes of

this section, an application shall be considered to have been given fast track status if it meets the definition set forth in Section 21.34.d. of this ordinance.

- a. **APPLICATIONS.** Permit applications shall be filed with the Planning Director, accompanied by the fees as set forth in County Ordinance No. 671, in accordance with the provisions of Section 18.28 of this ordinance.

Amended Effective:

04-19-96 (Ord. 348.3770)

- b. **SETTING HEARING.** A public hearing for an application shall be set before the Board of Supervisors 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 ten 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 ten days prior to the hearing.
  - (7) The Planning Director may require that additional notice of the hearing be giving 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 Board of Supervisors shall hear relevant testimony from interested person and make its decision within a reasonable time after the

close of the public hearing. Within ten business days of the decision the Clerk of the Board of Supervisors shall prepare and transmit the Minute Order of the Decision to the Planning Director and the Director of the Economic Development Agency. The Planning Director shall, within five business days of receipt of the Minute Order from the Clerk of the Board of Supervisors, mail a copy of the Minute Order to the applicant and to any person who has made a written request for a copy of the decision.

f. **TRANSCRIPTS.**

- (1) Whenever any person desires to obtain a transcript of the oral proceedings of a public hearing before the Board of Supervisors or desires to have a record made of such proceedings, he shall, not less than seven days before the hearing, notify in writing the Clerk of the Board. The written request shall be accompanied by a deposit of a sum equal to one day's fee for a Court Reporter. The Clerk 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 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 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 he shall make a written request to the Clerk of the Board. 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:

09-08-95 (Ord. 348.3727)

04-19-06 (Ord. 348.3770)

**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 County 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 for the specific provisions of the ordinance for which the variance is being requested.
  - (3) If the application for a variance is in connection with a land division pursuant to the land division ordinance, the application shall be construed to be a waiver of any shorter time limitations on processing both a variance and a land division; including time limitations on appeals of either application, so that both applications are processed in the public hearing held under Section 18.26 of this ordinance 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 of this ordinance, 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 three 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 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 County 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 years, calculated from the effective date of the issuance of the variance. The term "use" shall mean the beginning of substantial construction for which the variance has been granted, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized variance, or the recording of the final or parcel map in connection with an approved land division. The effective date of a variance shall be determined pursuant to Section 18.26 of this ordinance.
- f. **REVOCATION OF VARIANCE.** Any variance granted may be revoked upon the findings and procedure contained in Section 18.31 of this ordinance.

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 County 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 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 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 either Section 18.26 or 18.26.a. of this County ordinance, whichever is applicable, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing. Notwithstanding the above, or any other provision herein to the contrary, the hearing on any conditional use permit that requires approval of a general plan amendment, a specific plan amendment or a change of zone shall be heard in accordance with the provisions of Section 2.5, 2.6 or 20.3.a. of this ordinance, whichever, is applicable, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

Amended Effective:

09-08-95      (Ord. 348.3727)      04-19-96      (Ord. 348.3770)

- 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 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 three years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than three 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 County 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 three 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 either Section 18.26 or Section 18.26.a. of this ordinance.

Amended Effective:

09-08-95 (Ord. 348.3727)

- g. **REVOCATION OF PERMIT.** Any conditional use permit granted may be revoked upon the findings and procedure contained in Section 18.31 of this ordinance.

Amended Effective:

03-12-87 (Ord. 348.2670)

06-30-88 (Ord. 348.2856)

**SECTION 18.28a. SECOND UNIT PERMITS.** Whenever a request is made for a standard or senior citizen hardship second unit permit, the following provisions shall take effect:

- a. **APPLICATION.** Every application for a 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 County Ordinance No. 671 and shall include the following information:

Amended Effective:

10-23-97 (Ord. 348.3800)

- (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.
  - f) 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.

Amended Effective:

10-23-97 (Ord. 348.3800)

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

c. **STANDARD SECOND UNIT PERMITS**

- (a) **STANDARDS FOR APPROVAL.** No standard second unit permit 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.
  - 2. The lot is zoned for a one-family dwelling as a permitted use; provided, however, that the lot must be 14,400 square feet or greater in area and may not be part of a Planned Residential Development (PRD) or the R-6 Zone.
  - 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. The proposed second unit meets the following zoning, lot size and unit size standards:

MINIMUM LOT SIZE PER ZONING*	STANDARD SECOND UNIT PERMIT
7200 to 19,999 sq. ft.	Minimum Lot Size: 14440 sq. ft. Minimum Unit Size: 750 sq. ft. Maximum Unit Size: 1200 sq. ft.
20,000 sq. ft. to 1.99 acre	Minimum Lot Size: 1 acre Minimum Unit Size: 750 sq. ft. Maximum Unit Sale: 1500 sq. ft.
2 acres and larger	Minimum Lot Size: 2 acres Minimum Unit Size: 750 square feet Maximum Unit Size: 1800 square feet

\*"Minimum lot size per zoning" refers to the minimum lot size required by the zoning designation of the parcel in question.

\*\*\*"Standard" second unit permit refers to a second unit which is attached to or detached from the principal dwelling unit. It can be occupied by family members or rented to anyone for residential use.

Added Effective:  
10-23-97

(Ord. 348.3800)

5. Off-street parking spaces shall be required for the second unit in addition to any off-street parking requirements for the principal unit.

Amended Effective:  
10-23-97

(Ord. 348.3800)

6. 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.
7. 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.
8. 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.
9. 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.
10. Findings are made by the Planning Director that there is no adverse impact on the public health, safety or welfare.

Added Effective:  
10-23-97

(Ord. 348.3800)

- (b) **CONDITIONS.** Any standard 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:

Amended Effective:  
10-23-97

(Ord. 348.3800)

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 provided the second unit is being used

in compliance with the provisions of Subsection 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.

Amended Effective:

12-17-91 (Ord. 348.3407)

10-23-97 (Ord. 348.3800)

d. **SENIOR CITIZEN AND HARDSHIP SECOND UNIT PERMITS.**

(a) **STANDARD OF APPROVAL.** No senior citizen/hardship exemption second unit permit 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.
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 Planned Residential Development (PRD) on the R-6 Zone.

Amended Effective:

10-23-97 (Ord. 348.3800)

3. 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 years of age or over, or family members, or those persons with special disabilities or handicaps.
4. The proposed second unit meets the following zoning, lot size and unit size requirements:

MINIMUM LOT SIZE PER ZONING	SENIOR/HARDSHIP SECOND UNIT PERMITS
7200 to 19,000 sq. ft.	Minimum Lot Size: 7200 sq. ft. Minimum Unit Size: 750 sq. ft. Maximum Unit Size: 1200 sq. ft.
20,000 sq. ft. to 1.99 acre	Minimum Lot Size: 20,000 sq. ft. Minimum Unit Size: 750 sq. ft. Maximum Unit Size: 1200 sq. ft.
2 acres and larger	See requirements for "standard" second unit permit

\* "Minimum lot size per zoning" refers to the minimum lot size required by the zoning designation of the parcel in question.

\*\* "Senior Citizen Hardship" second unit permits must specify that the second unit is to be used as a dwelling unit for the sole occupancy of one or two adult persons who are 60 years of age or over, or immediate family members, or those persons with special disabilities or handicaps. They cannot be rented out to others.

5. 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.

Added effective:

10-23-97 (Ord. 348.3800)

(b) **CONDITIONS**

1. The second unit 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 provided the second unit is being used in compliance with the provisions of Subsection 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. Non-compliance with the conditions of approval and/or construction permits 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)

10-23-97 (Ord. 348.3800)

- e. **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, but is not limited to, 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.
- f. **APPEAL.** An applicant or any interested person may appeal the decision of the Planning Director by the following procedure:
  - (1) **Appeal to Planning Commission.** Within ten 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 days following the close of the hearing on the appeal.
  - (2) **Appeal to the Board of Supervisors.** Within ten 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 the fee set forth in Ordinance No. 671.- 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 thirty 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 days following the close of the hearing on the appeal.

- g. **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)	12-17-91	(Ord. 348.3407)
03-05-85	(Ord. 348.2444)	10-23-97	(Ord. 348.3800)
08-29-85	(Ord. 348.2510)		
06-05-86	(Ord. 348.2580)		
03-12-87	(Ord. 348.2670)		
06-30-88	(Ord. 348.2856)		

Section 18.28b. of Ordinance No. 348 is repealed.

Amended Effective:

10-23-97 (Ord. 348.3800)

#### **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 County 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 of this ordinance 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 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 three years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than three 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 County 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 three 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 of this ordinance.

- f. **REVOCATION OF PERMIT.** Any public use permit granted may be revoked upon the findings and procedure contained in Section 18.31 of this ordinance.

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 seven to 12 children, inclusive, including children under the age of ten who reside at the home. Pursuant to Section 1597.46(a)(3) of the State 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 County 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 ten 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 ten 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 ten 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 ten 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 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 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 ten 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 County 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 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 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 County Building and Safety Department.

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 County 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 Riverside County General Plan 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 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 Plan 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. of this ordinance.
  - (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. of this ordinance. Any appeal of the Council or Commission decision shall be to the Board of Supervisors as provided in Section 18.30.e. of this ordinance.

- (4) Notwithstanding the above or any other provision herein to the contrary, the hearing on a plot plan application which requires the approval of a general plan amendment, a specific plan amendment or a change of zone shall be heard in accordance with the provisions of Section 2.5, 2.6 or 20.3a. of this ordinance, whichever is applicable, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

Amended Effective:

04-19-96 (Ord. 348.3770)

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

- (1) **Initial Appeal.** Within ten 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 County 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. Such appeals shall be heard by the Planning Commission or the East Area Planning Council, whichever is appropriate given the location, except that any appeal concerning an application of a commercial/industrial nature given fast track status, shall be heard directly by the Board of Supervisors. For purposes of this section, an application shall be considered to have been given fast track status if it meets the definition set forth in Section 21.34d. of this ordinance.

Amended Effective:

09-08-95 (Ord. 348.3727)

04-19-96 (Ord. 348.3770)

- (2) **Appeal from Planning Commission or Planning.** Within ten 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 set forth in County Ordinance No. 671.
- (3) **Hearings on Appeals to the Board of Supervisors.** Upon receipt of a completed

appeal, the Clerk of the Board shall set the matter for hearing before the Board of Supervisors nor 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.

Amended Effective:

09-08-95 (Ord. 348.3727)

- f. **APPROVAL PERIOD.** Any plot plan that is approved shall be used within two 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 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 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 County 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 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 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 year time period specified in Subsection f. 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)	01-19-93	(Ord. 348.3489)
06-30-83	(Ord. 348.2156)	09-08-95	(Ord. 348.3727)
07-21-83	(Ord. 348.2202)	04-19-96	(Ord. 348.3770)
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)		

**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 the Building and Safety Department 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 the Building and Safety Department 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 the Building and Safety Department 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 the Building and Safety Department shall be final unless a notice of appeal is timely filed.
  - (2) **NOTICE OF APPEAL.** Within ten 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 the

Building and Safety Department. A notice of appeal shall be accompanied by the filing fee set forth in County 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 County 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 County Ordinance No. 643. Notice of the time, date and place of the hearing shall be given as provided in Section 18.26.c. of this ordinance. 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 County 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 of Supervisors' agenda for the next regular meeting to be held following the lapse of five 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 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 seven 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. of this ordinance.
- (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)	01-03-85	(Ord. 348.2430)
05-04-89	(Ord. 348.3018)	03-05-85	(Ord. 348.2444)
09-26-89	(Ord. 348.2937)	03-12-87	(Ord. 348.2670)
07-03-84	(Ord. 348.2338)		

**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 six 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 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 County 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 six 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 zone 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:

- a. An application for a zone change may request a greater height limit in accordance with the limitations of the zone 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.

- b. 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 zone 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.
- c. For structures other than buildings, an application for a greater height limit in accordance with the limitations of the zone 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 County 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 of this ordinance 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 County 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 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)	11-10-65	(Ord. 348.401)
03-10-64	(Ord. 348.261)	01-19-66	(Ord. 348.422)
04-15-64	(Ord. 348.265)	06-16-66	(Ord. 348.446)
07-06-66	(Ord. 348.455)	12-10-75	(Ord. 348.1481)
09-27-67	(Ord. 348.528)	11-11-76	(Ord. 348.1536)
10-16-67	(Ord. 348.531)	01-20-77	(Ord. 348.1540)
11-15-67	(Ord. 348.532)	02-03-77	(Ord. 348.1545)
12-06-67	(Ord. 348.533)	04-21-77	(Ord. 348.1564)
12-06-67	(Ord. 348.534)	02-14-78	(Ord. 348.1626)
02-21-68	(Ord. 348.545)	06-27-78	(Ord. 348.1658)
04-17-68	(Ord. 348.556)	08-29-78	(Ord. 348.1664)
01-27-69	(Ord. 348.609)	09-19-78	(Ord. 348.1667)
07-16-69	(Ord. 348.638)	03-13-79	(Ord. 348.1688)
10-15-69	(Ord. 348.636)	07-05-79	(Ord. 348.1697)
04-15-70	(Ord. 348.709)	08-21-79	(Ord. 348.1717)
09-23-70	(Ord. 348.777)	05-08-80	(Ord. 348.1785)
09-30-70	(Ord. 348.783)	09-25-80	(Ord. 348.1855)
03-24-71	(Ord. 348.861)	01-08-81	(Ord. 348.1901)
07-11-71	(Ord. 348.905)	01-22-81	(Ord. 348.1908)
08-25-71	(Ord. 348.910)	07-02-81	(Ord. 348.1951)
03-30-72	(Ord. 348.1009)	07-02-81	(Ord. 348.1965)

Amended Effective:

05-04-72	(Ord. 348.1023)	08-28-81	(Ord. 348.1989)
01-25-73	(Ord. 348.1125)	09-18-81	(Ord. 348.2001)
04-05-73	(Ord. 348.1173)	03-16-82	(Ord. 348.2074)
09-13-73	(Ord. 348.1201)	06-25-82	(Ord. 348.2087)
07-09-74	(Ord. 348.1348)	07-22-82	(Ord. 348.2088)
11-07-74	(Ord. 348.1377)	09-24-82	(Ord. 348.2103)
03-06-75	(Ord. 348.1411)	11-11-82	(Ord. 348.2104)
03-04-75	(Ord. 348.1435)	02-08-83	(Ord. 348.2160)
06-03-75	(Ord. 348.1457)	05-31-83	(Ord. 348.2156)
10-02-75	(Ord. 348.1469)	09-22-83	(Ord. 348.2219)
10-23-75	(Ord. 348.1468)	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 precedural requirements and rights of appeal as set forth therein shall apply. In addition to the notice of hearing provided under Section 18.26 of this ordinance, 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 County 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 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.
    - e) 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.

Amended Effective:

11-30-95

(Ord. 348.3752)

- 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 ½ 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 drawing 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 two 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 County 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 three 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 three 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 three 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 three 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 three 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 five 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 three rotor diameters crosswind by six 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 Riverside County 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 County 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 County 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 five 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 five 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 2 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 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 one 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 two advertising signs relating to the development on the project site, but no such sign shall exceed 15 square feet in surface area or eight 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 two 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 years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than five 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 County Planning Department and shall be filed with the Planning Director, accompanied by the fee set forth in County 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 of Supervisors. An extension of time may be granted by the Board of Supervisors 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 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 County Planning Department and shall be accompanied by the filing fee set forth in County Ordinance No. 671. In addition to the information specified in Section 18.30 of this ordinance, 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 three 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 three 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 3 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 five 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 above ground 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 three to five 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 County Ordinance No. 457. All notices required by Section 3 of County 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 two 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 applicable fee set forth in County 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 percent 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 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 percent 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 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 five 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 ten days after the notice of decision appears on the Board of Supervisors' agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board or unless the Board of Supervisors assumes jurisdiction by ordering the matter set for public hearing. If a timely appeal is filed or the Board of Supervisors assumes jurisdiction, the Clerk of the Board shall set the matter for public hearing before the Board of Supervisors 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 of Supervisors record at its hearing on the matter. The Board of Supervisors 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)
10-18-94	(Ord. 348.3613)

**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. of this ordinance, or variance, shall be made in accordance with the provisions of this section. A modification under this section means a determination of substantial conformance or a request for a revised permit 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 County 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) A list of names and addresses of all owners of real property as required by the County, and such additional names and addresses required in order to conform with the notification requirements for processing a permit if the application requires a public hearing.
  - (4) Such additional information as shall be required by the Planning Director.
- b. **REQUESTS FOR SUBSTANTIAL CONFORMANCE.**
  - (1) A substantial conformance is 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. A substantial conformance may include, but is not limited to the following:
    - a) Modifications for upgrading facilities.
    - b) Modifications for compliance with the requirements of other public agencies.
    - c) Modifications necessary to comply with the final conditions of approval.

- d) Modifications to on-site circulation and parking, lighting, fencing or walls (placement and/or height), landscaping and/or signage requirements, provided said modifications, as determined by the Planning Director, will have no adverse effect upon public health, safety, welfare, and/or the environment.
- (2) 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.
- c. **REVISED PERMITS.** A revised permit means a modification of an approved 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, a significant increase in intensity of the approved use, changes resulting in significant adverse effects, expansion within the approved permit area, and changes to the original conditions of approval, including extensions to the overall life of the permitted use, as determined by the Planning Director.
- d. **PROCESSING PROCEDURES.**
  - (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.
    - a) 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.
    - b) 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.

**Added Effective:**

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

**Amended Effective:**

07-04-96 (Ord. 348.3773)

**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 County 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 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 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 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 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 advertising signs will be permitted relating to the development on the project site. No such sign shall exceed 15 square feet in surface area or eight 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 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 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 Riverside County 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 Riverside County 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 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 years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than five 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 County Ordinance No. 671. Within 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 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 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 County Ordinance No. 630 (Regulating the Keeping and Control of Dogs and Cats and Providing for the Control and Suppression of Rabies). County 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 County 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, C/V, W-2, R-D, N-A, and W-2-M.

Amended Effective:

11-08-94 (Ord. 348.3629)

- (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, C/V, W-2, R-D, N-A, and W-2-M.

Amended Effective:

11-08-94 (Ord. 348.3629)

- (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, A-2, and C/V.

Amended Effective:

11-08-94 (Ord. 348.3629)

- (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, A-2, and C/V.

Amended Effective:

11-08-94 (Ord. 348.3629)

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 Riverside County 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) **COUNTY ORDINANCE NO. 630:** All kennels and catteries are subject to the provisions of County 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 County 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 County 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 ten 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 ten 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 ten 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 ten 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, or human habitation.
- d. **DEVELOPMENT STANDARDS**
- (1) **Individual storage spaces** within a mini-warehouse shall have a maximum gross floor area of 500 square feet.
  - (2) **Walls.** A six foot high decorative masonry wall combined with an earthen berm or landscaping to provide an eight 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 20 feet from any street right-of-way.
    - b) No building shall be located closer than 20 feet from any residential zoned property. Walls shall be located so as to provide a buffer between the residential zone and the mini-warehouse zone.

- 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 a 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 Zones 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 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 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 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 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 the 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 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 General Plan.
    3. In the 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 vehicles or the anticipated peak customer demand load, whichever is greater. One 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 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 ending 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 the 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 General Plan. Outside storage shall not be permitted.
  - b) In the 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 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 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.**
  - (1) 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.

Amended Effective:

11-08-94 (Ord. 348.3629)

- (2) The sale of alcoholic beverages for off-premises consumption shall only be allowed in the following zone provided a plot plan has been approved pursuant to Section 18.30 of this ordinance: C/V.

Added Effective:

11-08-94 (Ord. 348.3629)

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, excluding C/V, where such zoning would permit the sale with plot plan approval or conditional use permit approval, however, that the provisions of Subsection 3. shall not apply to a retail commercial establishment which (1) contains at least 20,000 square feet of interior floor space and is primarily engaged in the sale of groceries and (2) does not sell motor vehicle fuels.

Amended Effective:

11-08-94 (Ord. 348.3629)

- (3) Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground.

Amended Effective:

03-03-98 (Ord. 348.3808)

- (4) Notice of hearing shall be given to all owners of property within 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 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)	07-18-96	(Ord. 348.3775)
10-01-91	(Ord. 348.3380)	03-03-98	(Ord. 348.3808)
01-19-93	(Ord. 348.3489)		
04-13-93	(Ord. 348.3503)		
11-08-94	(Ord. 348.3629)		
07-04-96	(Ord. 348.3773)		



**"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 for aesthetic and safety reasons. More specifically, 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 the established rural communities within Riverside County. Proper sign control also safeguards the life, health, property and public welfare of Riverside County residents by providing the means to adequately identify businesses and other sign users, by prohibiting, regulating and controlling the design, location and maintenance of signs, and by providing for the removal and limitation of sign use. It is the intent of this ordinance to provide for such control. All displays and signs described herein 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.

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

- a. "ABANDONED" means either:
  - (1) Any outdoor advertising display that is allowed to continue for more than one 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.b.12.; or
  - (3) Any on-site advertising structure or sign that is allowed to continue for more than 90 days without a poster, bill, printing, painting, or other form of advertising or message for the purposes set forth in Section 19.2.m. hereof.
- b. "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.
- c. "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.
- d. "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.
- e. "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.
- 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 persons.
- h. "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 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 this Article, the Outdoor Advertising Display Permit referenced in Section 19.3.a. hereof, the State Outdoor Advertising Permit referenced in Section 19.3.b.(4) hereof or any related building permit.
  - (5) An outdoor advertising structure or outdoor advertising sign which is a danger to the public or is unsafe.
- i. "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 use 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 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.
- j. "KIOSK" means a freestanding architectural or landscape feature containing surfaces or enclosures for the display of information and signage directed at pedestrian traffic and located within pedestrian circulation corridors on private property.
- k. "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. Provided, however, within

the boundaries of the R-VC Zone (Rubidoux-Village Commercial), maximum height shall mean the height measured from the average adjacent finish grade (excluding artificial berms and raised planters) to the uppermost portion of the border of the surface area of the sign, except that:

- (1) Structural supports and non-sign architectural features may project above the maximum height limit to the limits prescribed in the applicable zoning ordinances and
- (2) Signs affixed to the building may be placed at any height as long as the sign conforms to the other regulations of this ordinance.

- l. **"NON-COMMERCIAL STRUCTURE OR SIGN"** means any structure, housing, sign, device, figure, statutory, painting, display, message, placard or other contrivance, which is designed, constructed, created, engineered, intended or used to provide data or information that does not do any of the following:
  - (1) Advertise a product or service for profit or for a business purpose;
  - (2) Propose a commercial transaction; or
  - (3) Relate solely to economic interests.
- m. **"ON-SITE ADVERTISING STRUCTURE OR SIGN"** means any structure, housing, sign, device, figure, statutory, 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 that does either of the following:
  - (1) Designates, identifies, or indicates the name of the business of the owner or occupant of the premises upon which the structure or sign is located.
  - (2) Advertises 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.
- n. **"OUTDOOR ADVERTISING DISPLAY"** means an outdoor advertising structure or outdoor advertising sign used for outdoor advertising purposes, not including on-site advertising signs as herein defined. An outdoor advertising display may be commonly known or referred to as an "off-site" or an "off-premises" billboard.
- o. **"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.
- p. **"OUTDOOR ADVERTISING STRUCTURE"** means a structure of any kind or character erected, used 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.

- q. "SCENIC HIGHWAY" means any officially designated state or county scenic highway as defined in Streets and Highway Code Sections 154 and 261 et seq.
- r. "SHOPPING CENTER" means a parcel of land not less than three acres in size, on which there exists four or more separate business uses that have mutual parking facilities.
- s. "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).
  - (5) A corridor 500 feet in width adjacent to both sides of I-15 from the Riverside/San Diego County line northerly to the city limits of the City of Temecula.
- t. "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. Provided, however, within the boundaries of the R-VC Zone (Rubidoux-Village Commercial), the following definitions shall apply:
- (1) "SURFACE AREA" means the entire area of the surface or background of the sign face as defined by the borders of the sign.
  - (2) "COPY AREA" means that portion of the surface area actually covered by the advertising copy, i.e., the name, title, graphics, symbol or logo and/or any message to be conveyed and is defined as the smallest geometrical figure or combination of figures that can surround the copy. The copy area becomes the same as the surface area for wall mounted signs without borders.
  - (3) "MAXIMUM SIGN AREA" means the "surface area" of signs with borders and the "copy area" for signs without borders and does not include the architectural or structural supports or features of the signs.
  - (4) "TEMPORARY SIGN" means a sign that is intended to be non-permanent and of short duration. Such signs may be mounted up to three weeks prior to the event they announce, and must be removed within three working days after the event has been concluded.

**SECTION 19.3. OUTDOOR ADVERTISING DISPLAYS.** No person shall erect, use or maintain an outdoor advertising display in the unincorporated area of the County, 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. PERMIT 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, erected, used or maintained until an Outdoor Advertising Display Permit therefor has been issued by the County Planning Director, on the form provided by the County Planning Department accompanied by the filing fee set forth in Ordinance No. 671. The application shall consist of ten 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 referenced in Section 19.3.b.(4) hereof and a general description of the property upon which the outdoor advertising display is proposed to be placed. The plot plan shall show the precise location, type, and size of the proposed outdoor advertising display, all property lines, zoning, and the dimensions, location of and distance to the nearest advertising displays, building, business districts, significant resources as defined by Section 19.2.s. of this 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 such that the proposed display may be readily ascertained, identified, and evaluated.
- (2) **Issuance/Denial.** If the application and information submitted with the application show that the outdoor advertising display will meet the standards set forth in subsection (b) hereof, the Planning Director shall issue an Outdoor Advertising Display Permit. The Planning Director shall deny the permit application if such standards will not be met.
- (3) Assuming the Planning Director issues an Outdoor Advertising Display Permit, no person shall place, erect, use, maintain, alter, repair or relocate an outdoor advertising display or connect an outdoor advertising display to a power supply without first obtaining a building permit from the Department of Building and Safety.
- (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, or which does not comply with this Article, the State Outdoor Advertising Permit referenced in Section 19.3.b.(4) hereof or any related building permit may be revoked by the Planning Director. The Planning Director shall forthwith give written notice of revocation to the applicant. Unless the permittee files with the Planning Department a written request for a hearing within 10 days of the date the notice was mailed, the Planning Director's decision to revoke will be considered final. Failure to timely file a written request for a hearing constitutes a waiver of the right to a hearing. Notice of the hearing shall be given by mail to the permittee. The timely filing of a written notice to appeal shall stay the revocation until such time as the Planning Director issues their decision to grant or deny the appeal. Within 30 days after notice is given, or if a hearing is requested, within 30 days from the date of mailing the Planning

Director's decision to deny the appeal, any outdoor advertising display authorized by the Outdoor Advertising Display Permit shall be removed at the permittee's expense. Failure to remove the display within 30 days shall be deemed a separate violation of this ordinance.

b. **STANDARDS.**

- (1) **General Plan.** Outdoor advertising displays shall be consistent with the Riverside County Comprehensive General Plan.
- (2) **Zoning.** Outdoor advertising displays are permitted only in the C-1/C-P, M-SC, M-M and M-H Zones provided 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.
- (3) **Height.** The maximum height of an outdoor advertising display shall not exceed a height of 25 feet from the roadbed of the adjacent freeway or highway to which the display is oriented, or a maximum height of 25 feet from the grade on which it is constructed, whichever is greater.
- (4) **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 foot shall be required. No person shall place, erect, use or maintain any outdoor advertising display located within 660 feet from the edge of the right of way of, and the copy which is visible from, any primary highway without first obtaining a valid State Outdoor Advertising Permit.
- (5) **Poles.** A maximum of two steel poles are allowed for support of an outdoor advertising display.
- (6) **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.
- (7) **Number of Displays.** No more than one proposed outdoor advertising display per application shall be permitted.
- (8) **Number of Display Faces.** No more than two 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 25 feet.
- (9) **Display Face Size.** No outdoor advertising display shall have a total surface area of more than 300 square feet.
- (10) **Display Movement.** No outdoor advertising display 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 30 seconds is permitted.

- (11) **Mobile Displays.** No person shall place, use, maintain, or otherwise allow a mobile vehicle, trailer, or other advertising display not permanently affixed to the ground, as defined in Section 19.2.p. of this ordinance, to be used as an outdoor advertising display.
- (12) **Display Inventory.** In order to evaluate and assess outdoor advertising displays within the unincorporated area of Riverside County, within 180 days of the effective date of this ordinance and on each fifth anniversary after the effective date of this ordinance, and upon notice, each display company with outdoor advertising displays within the unincorporated area of the County shall submit to the County Department of Building and Safety, a current Inventory of the outdoor advertising displays they currently own and/or maintain within the unincorporated area of the County. Failure to submit a current or accurate inventory shall be deemed to be a separate violation of this ordinance.
- (13) **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. Displays making use of lights to convey the effect of movement or flashing, intermittent, or variable intensity shall not be permitted. Displays 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 County Ordinance No. 655.
- (14) **Spacing.** No outdoor advertising display shall be located within 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.s. of this ordinance. No outdoor advertising display shall be located within 150 feet of property for which the zoning does not allow advertising displays; provided, however, that an outdoor advertising display may be placed within 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 150 feet of the location of the proposed outdoor advertising display.
- (15) **Identification.** No person shall place, erect, use or maintain an outdoor advertising display and no outdoor advertising display shall be placed, erected, used or maintained anywhere within the unincorporated area of the 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.

c. **ENFORCEMENT.** Wherever the officials responsible for the enforcement of administration of the County Land Use Ordinance No. 348 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, such persons may lawfully gain access to the appropriate parcel of land upon which a 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 the Building and Safety Department or the Planning Director, or their designees 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 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 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 County 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 County Ordinance No. 348.2856 (June 30, 1988) but after the effective date of the enactment of County 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 County Ordinance No. 348.2856 (June 30, 1988) shall be abated or brought into conformance with these provisions within eleven years of the effective date of County Ordinance No. 348.2989 (June 20, 1989).
- (4) If Federal or State law requires the County 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 SIGNS.** All illegal outdoor advertising displays and all abandoned outdoor advertising displays shall be removed or brought into conformance with this ordinance immediately. County Ordinance No. 725 applies to all illegal outdoor advertising displays and abandoned outdoor advertising displays. In enforcing Ordinance No. 725 as it relates to illegal outdoor advertising displays and abandoned outdoor advertising displays the Notice required to be given to owner of the property shall also be given to (i) the owner of the sign, if the identification plate required by Business and Professions Code Sections 5362 and 5363 is affixed and (ii) the advertiser, if any, identified on the sign provided the address of the advertiser can reasonably be determined.

#### **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 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) 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 percent) 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.
- (3) 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.
- (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 two or more streets, the shopping center shall be permitted two free-standing signs, provided that the two 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 ten percent 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 ten percent 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 five percent 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 three feet.
  - (2) The maximum surface area of such signs shall not exceed six 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 four inches in letter height and do not exceed four 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 in all zone classifications subject to the following regulations.

- a. For one and two family residential uses - one sign not exceeding four square feet in surface area and not more than four feet in height.
- b. 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 eight feet in height.
- c. 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 eight feet in height.
- d. 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 ten feet in height.
- e. 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 eight feet in height.

#### **SECTION 19.6 SUBDIVISION SIGNS.**

- a. **ON-SITE SUBDIVISION SIGNS** advertising the original sale of a subdivision shall be 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 only be permitted on kiosks in all zone classifications except the C-P-S, N-A, and W-1 Zones, and on outdoor advertising displays in accordance with this Article.

Amended Effective:

10-15-98 (Ord. 348.3842)

**SECTION 19.7. NON-COMMERCIAL STRUCTURES OR SIGNS.** Anywhere a display, structure or sign is permitted by this ordinance, a non-commercial message may be placed on such display, structure or sign."

#### **SECTION 19.8 RUBIDOUX VILLAGE POLICY AREA SIGNS.**

General provisions for advertising signs within the Rubidoux Village Policy Area of the Jurupa Community Plan. No person shall erect an on-site advertising structure or sign in the Designated Rubidoux Villag Policy Area of the Jurupa Community Plan zoned as Rubidoux Village-Commercial (R-VC) that is in violation of the provisions contained within any specific zone clasification in this ordinance or that is in violation of the following provisions.

a. **COMMERCIAL SIGNS.**

- (1) All signs must be mounted on freestanding ground-mounted supports, supported from elements in the landscape such as arbors and arcades, or anchored to the building either with surface mounts, or suspended from walls or ceilings. No roof mounted structures are permitted. Standard pole mounted signs are not permitted.
- (2) Illuminated signs may be used within the Rubidoux-Village Commercial Zone of the Rubidoux Village Policy Area boundaries of the Jurupa Community Plan. Illuminated signs are permitted under the following criteria:
  - a) Internal illumination for text, background or both.
  - b) External illumination that does not spill over onto adjacent property or over public rights of way so as to cause a nuisance or a hazard.
  - c) Neon type signs in which the sign text and/or graphic design is made up on fluorescent tubes.
  - d) All conduits and raceways must be concealed unless appropriate to the architectural design of the sign and its support structure.
- (3) Murals and Artwork as Signage. Murals and other works of art intended to serve as signage to identify, locate or list the goods and/or services provided must comply with the standards of this ordinance.
- (4) Projecting signs, cantilevered or supported from a building wall or other structural support may be double sided; however, only one side will be counted in calculating allowable sign area.
- (5) Landmark Identification. These identifying elements of building architecture or of the landscape are unique features in the urbanscape of the public street. Landmarks are significant only in relation to their unique identity and limited use:

- a) Landmark identification is intended to announce a special place and may not be used for product or service advertising.
  - b) Where architectural or landscape landmarks are created on private property, signage may be affixed or suspended.
  - c) When permitted signage is affixed to a landmark structure, the sign must remain below the eave, cornice, or parapet cap of the structure and in no case may it project over or above the roof plane. In this circumstance, the height limit is determined by the approved height of the landmark structure. Exception: When the landmark structure is higher than an adjoining roof, a permitted sign may project over the lower roof.
  - d) A landmark architectural element may be used as a double or triple sided sign support and will count only as a single sign.
- (6) It is required that primary and secondary identification signs, whether free-standing or attached to the building, be designed as a thematically appropriate and compatible component of the building design or of the landscape architecture. Materials, details and colors must be compatible with and appropriate in terms of the overall design of the building's architecture.
  - (7) Copy is limited to the name of the business, a logo or logotype, and standard subtext associated with the name of the business of the logo/logotype and limited to a simple recitation of the general goods or services is not permitted.
  - (8) Posters and other temporary signage may not be permanently affixed to any exterior portion of the buildings or the landscape.
  - (9) Notwithstanding the requirements of the underlying zoning ordinances for the zone classifications, free-standing signs may be placed in setback areas.
  - (10) Commercial buildings shall display at least one street address sign visible from the adjoining streets with numerals/letters a minimum of four inches high.
  - (11) No standard signs such as franchise, major brand or corporate signs, which have not been modified or specifically designed to meet the requirements of this ordinance shall be permitted.
- b. **SHOPPING CENTER SIGNS.** A shopping center is defined as a minimum six acre development under single ownership or development control having as anchor tenant(s) a major retail user(s).
    - (1) **Primary Identification Signs.** These are used as the primary identification of the entire shopping center. These signs must be located so as to be read from either Mission Boulevard, Rubidoux Boulevard and/or Riverview Drive. The total number of signs is limited to one per site.
      - a) **Free-standing:** Limited in area to 120 square feet or a maximum of .25 percent (1/4 of 1 percent) of the approved building area not to exceed 200 square feet and not to exceed 20 feet in height.
      - b) **Building mounted:** Limited to 120 square feet in area.
    - (2) **Secondary Identification Signs:** These signs serve the same purpose as the primary signs except that they may be located along local streets and alleys. The total number of signs per site is limited to one per street frontage for each local street faced by the building.

- a) Free-standing: Limited to 40 square feet in area and may not exceed 12 feet in height.
  - b) Building mounted: Limited to 40 square feet in area.
- c. **LARGE PROJECT IDENTIFICATION SIGNS.** To be regarded as a large project, a project must meet the following criteria: The parcel or combination of parcels must be a minimum of 20,000 square feet; gross tenant space must be a minimum of 12,000 square feet and there must be a minimum of five lease/tenant spaces.
  - (1) **Primary Identification.** These are used as the primary identification of an entire project or complex of buildings. These signs must be located so as to be read from either Mission Boulevard, Rubidoux Boulevard and/or Riverview Drive. The total number of signs per site is limited to one per street frontage.
    - a) Free-standing: Limited to 120 square feet in area and may not exceed 16 feet in height.
    - b) Building mounted: Limited to 80 square feet in area.
  - (2) **Secondary Identification:** The regulations for shopping center secondary identification signage apply.
- d. **SMALL PROJECT IDENTIFICATION SIGNS.**
  - (1) **Primary Identification.** These area used as the primary identification of an entire project or complex of buildings. These signs must be located so as to be read from either Mission Boulevard, Rubidoux Boulevard and/or Riverview Drive. The total number of signs per site is limited to one per street frontage.
    - a. Free-standing: Limited to 80 square feet in area and may not exceed 16 feet in height.
    - b. Building mounted. Limited to 80 square feet in area.
  - (2) **Secondary Identification.** The regulations for shopping center secondary identification signage apply.
- e. **SINGLE TENANT BUILDINGS AND MAJOR TENANT IDENTIFICATION SIGNS.** Copy is limited to the name of the business, the business owners, the logo or logotype, and a standard subtext associated with the name of the business or the logo/logotype. The total number of signs per site is limited to one per frontage for each local street or alley faced by the building or project. However, one additional sign is permitted per frontage facing an enclosed court not visible from a public street.
  - (1) Free-standing: Limited to 40 square feet in area and may not exceed 12 feet in height.
  - (2) Building mounted: Limited to 40 square feet in area.
- f. **MINOR TENANTS IDENTIFICATION SIGNS.** Copy is limited to the name of the business, the business owners, the logo or logotype, and a standard subtext associated with the name of the business or the logo/logotype.
  - (1) Free-standing or building mounted: Limited to ten square feet in area.
  - (2) Number of signs: Limited to one. Except: corner suites and spaces may have one

additional sign to be displayed on the alternate frontage, and one additional sign is permitted per frontage facing an enclosed court not visible from a public street.

- (3) Tenant spaces set back under loggias or similar architectural features that serve as pedestrian ways may use one additional sign either on the exterior face of the building (or suspended perpendicular to the building) or under the loggia either building mounted or suspended.

g. **DOOR AND WINDOW TENANT IDENTIFICATION SIGNS.** For individual office and small shop identification: These signs are permitted in addition to all other permitted sign under this section and are mounted or installed on windows and doors visible to passersby.

- (1) Business name identification: Limited to two square feet in area.
- (2) Addresses and suite numbers: Limited to one square foot in area.
- (3) If installed immediately adjacent to the primary entry, this sign may be mounted on the building.

h. **SPECIAL PURPOSE SIGNS.**

- (1) **Locator Boards and Tenant Directories.** Kiosks and free-standing slab type directories are considered architectural features and must comply with the provisions of this section and the development standards of the zone classification for the property. Building mounted sign boxes or slab type directories need only meet the provisions of this section.
  - a. Signs are limited to 12 square feet per face.
  - b. Signs shall be designed as a component part of the building design or of the landscape architecture. Materials, details and colors must be compatible with an appropriate in terms of the overall design of the complex.
- (2) **Flagpoles, Banners and Flags.** Banners and flags are permitted as follows:
  - a) The manner of suspension or support must be compatible with the architectural character of the buildings or the landscape theme.
  - b) No single flag or banner shall exceed 64 square feet nor shall the length exceed 15 feet.
  - c) Flag poles are not permitted to exceed 70 feet in height.
  - d) The copy or message on the flag/banner may be any permitted under the provisions of Subsection g: Door and Window Tenant Identification Signs.
  - e) Banners suspended between buildings must be secured per State Uniform Building Code requirements and adequately secured against wind and gravity loads.
  - f) Flags and banners are to be permanent features of the project. No temporary flags or banners are permitted.
- (3) **Special Event and Sale Signage:** Special event and sale signage is intended to be temporary, mobile and of short duration.
  - a) The signs may be window mounted or painted for no more than three weeks prior to and during the event; thereafter, the sign must be removed within three working days.
  - b) These signs may be mounted on kiosks, slabs or wall-mounted announcement boards.

- c) Temporary free-standing signs created specifically to announce an event or a sale are limited to eight square feet in area and may be double sided.
  - (4) Public Facilities Identification and Directional Signs: Special signs for bathrooms, wheelchair access, elevators, telephones, etc. are limited to two square feet; providing, however, that nothing in this ordinance is to be construed to contravene the dictates of Federal or State legislation with regard to signage for the handicapped.
  - (5) Directional Signs for Access and Loading. These directional and instructional signs are limited to four square feet per sign and must be located so that those requiring the directions can easily find them.
  - (6) Court Name Signs:
    - a) Limited to 20 square feet per sign.
    - b) Limited to one sign for each point of access from public right-of-ways.
- i. **FUTURE FACILITIES SIGNS.** These signs are intended to announce the impending development of a facility. They may be free-standing or building mounted.
  - (1) Maximum Size: 32 square feet in a four foot by eight foot panel.
  - (2) Refer to the "Rubidoux Village Design Workbook" for the design, color and font specifications for the header and footer bands.
    - a) Copy is limited to the name of the future facility, logo/logotype, the subtext description of the project, the developer(s), lender, architect, landscape architect and/or engineer and major tenants, the proposed time of opening and a contact name and telephone number to pre-leasing information.
    - b) Maximum Height: ten feet.
    - c) When smaller signs are utilized, the required header and footer bands must be proportionately sized and incorporated.
- j. **PROJECT CONSTRUCTION SIGNS.**
  - (1) Maximum Size: 32 square feet in a four foot by eight foot panel.
  - (2) Refer to the "Rubidoux Village Design Workbook" for the design, color and font specifications for the header and footer bands.
    - a) Copy is limited to the name of the future facility, logo/logotype, the subtext description of the project, the developer(s), the general contractor, the lender, the architect, landscape and/or engineer and major tenants, the proposed time of opening and a contact name and telephone number to pre-leasing information.
    - b) Maximum Height: ten feet.
    - c) When smaller signs are utilized, the required header and footer bands must be proportionately sized and incorporated.
- K. **SIGN MATERIALS.** Signs may be constructed of the following materials:
  - (1) Neon. Neon tube lighting, particularly that of an artistic nature, reflecting the new technology and shaping methods of the medium.. Restricted to the Rubidoux-Village Commercial area only.
  - (2) Wood. Laser carved, sand blasted and built-up wooden signs, particularly those hanging from wall or ceiling brackets and receiving spotlight illumination.

- (3) Metal, Brass, Copper, Gold Plate and Brushed Metal Signs. Either plaques or individual letters/
- (4) Wood Letters. Wood letters and numbers may be used in locations that are sheltered from the weather.
- (5) Painting Signs. Hand painted signs on walls, wood or other backing material, mounted or free-standing.
- (6) Plastic, Acrylic and Other Synthetic Materials. Plastic sign bands used in connection with a larger sign board or glazed sign box.
- (7) Concrete. Concrete may be used as a primary sign material and may be either natural or tinted in color. Any surface treatment consistent with the design of the project and the "Rubidoux Village Design Workbook" may be used. When used as a base or structural support material, the design and finish treatment must be consistent with the overall design statement of the project's architecture.
- (8) Banner and Flag Material. Banners and flags must be of all-weather fabric treated to withstand both water and solar exposure. Treated canvas, sail cloth and woven nylon are acceptable examples. Samples of the materials must accompany the sign permit application.

**l. PROCESSING PROCEDURE**

- (1) For applications within the Rubidoux Village Policy Area of the Jurupa Community Plan, approval of the design and location of said sign shall be obtained from the County Economic Development Agency before the application will be accepted for processing by the County Planning Department.
- (2) No outdoor advertising sign(s) and/or structure(s) shall be placed or erected until an application has been approved by the County Economic Development Agency, and a permit issued by the County Planning Director on the form provided by the County Planning Department accompanied by the filing fee set forth in Ordinance No. 671 and meeting the requirements of Section 18.30 of this ordinance.
- (3) Said application shall consist of five copies of a plot plan drawn to scale, containing the name, address or telephone number of the applicant, and a general description of the property and/or structure upon which the outdoor advertising sign(s) and/or structure(s) are proposed to be placed.
- (4) The plot plan shall show the precise location, type, and size of the proposed outdoor advertising sign(s) and/or structure(s), all property lines, zoning, and the dimension, location of and distance to the nearest building, 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 in such a manner that the proposed sign(s) and/or structure(s) may be readily ascertained, identified, and evaluated.

**m. APPROVALS AND MODIFICATIONS.** The design of all signs for specific projects must accompany the application for plot plan review, conditional use permit or building permit, depending on the nature and size of the proposed project.

- (1) Modification. Where a modification is requested that does not exceed a ten percent deviation from the standards contained in this section, the Planning Director with the



consent of the Executive Director of the Redevelopment Agency shall review and approve the request with or without conditions. There shall be a ten day appeal period from the Planning Director's decision which shall then be heard before the Planning Commission within 45 days of the date of appeal.

- (2) Amendment to the Rubidoux Village Policy Area Sign Program. Any amendment to the "Rubidoux Village Design Workbook" requiring the sign program shall be reflected in Section 19.8 of this ordinance.
- (3) A specific plan or large project that seeks to adopt its own sign program may do so. The proposed specific plan project must be compatible with an clearly related to the regulations of this ordinance and specific findings must be so made.

Added Effective:

11-28-97 (Ord. 348.3804)

Amended Effective:

10-15-98 (Ord. 348.3842)



**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 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 5,000 people but more than 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 ten 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 County 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 of this ordinance.

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." County 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 County 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 County 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, 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 six 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 six 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 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 County 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 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 General Plan, an overall density of not more than eight 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 General Plan, the overall density for permanent occupancy parks shall be not more than that permitted for residential development by the 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 General Plan.

**(3) Size of Recreational Vehicle Park:** No parcel of land containing less than five 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 County Ordinance No. 348.

**c. OUTSIDE ACCESS.**

- (1)** Principal access shall be from a County maintained road.

- (2) Emergency access shall be a minimum of 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 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 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 feet.
- (3) All recreational vehicle parks in the Mt. Palomar Street Lighting Area shall comply with the lighting policies set forth in County 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 County 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 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 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 feet, except where a side or rear property line abuts

a street, the setback shall be not less than 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 feet in height and further buffered with landscaping materials eight feet in height.

l. **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 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 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.
- (4) Toilet, lavatory and shower facilities shall be located not more than 400 feet from any dependent recreational vehicle space. Toilet, lavatory, and shower facilities shall be located not more than 1,000 feet from any independent recreational vehicle space.

- (6) One washing machine and dryer shall be provided for every 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 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 24 feet wide and be paved with a minimum thickness of three inches of asphalt concrete or six 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 County 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 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 feet by 25 feet in size. 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 percent 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 feet in height, shall be erected on all property lines that do not abut a road. Where the park abuts a road, a six foot high wall or fence shall be combined with an earthen berm and landscaping to provide an eight 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 feet in height shall be erected on all property lines that do not abut a road. Where the park abuts a road, the six foot high fence shall be combined with an earthen berm and landscaping to provide an eight 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 foot by 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 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 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 percent 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 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 feet in height, shall be erected on all property lines that do not abut a road. Where the park abuts a road the six foot high wall or fence shall be combined with an earthen berm and landscaping to provide an eight 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 feet in height shall be erected on all property lines that do not abut a road. Where the park abuts a road, a six foot wall or fence shall be combined with an earthen berm and landscaping to provide an eight 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 foot by 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 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 feet in height.
    - c) Only one storage structure is allowed at each recreational vehicle site.
  - (3) No more than 60 percent 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 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 feet in height, shall be erected on all property lines that do not abut a road. Where the park abuts a road, a six foot high wall or opaque fence shall be combined with an earthen berm or landscaping to provide an eight 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 County 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 County 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 recreational vehicle for every five 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 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 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.
- e. **NUMBER OF RECREATIONAL VEHICLES PER SITE.** Only one 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 County 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 General Plan.
- b. **OUTSIDE ACCESS.** Principal access shall be from a County maintained road.
- c. **SIGNS.** The provisions of Article XIX of 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 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 County 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 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 County 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 County 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)
11-30-95	(Ord. 348.3752)



**ARTICLE XIXe**  
**CONGREGATE CARE RESIDENTIAL FACILITIES**

**SECTION 19.101. INTENT.** It is the intent of the Board of Supervisors in adopting this article to provide alternative housing opportunities for those persons capable of independent living who do not need the level of care provided at convalescent facilities. The Board finds that this article will provide needed housing for those persons who have been identified as impacted groups by the Housing Element of the Riverside General Plan. The Board also finds that this article will provide a standard for distinguishing between congregate care residential facilities and other multi-family uses.

**SECTION 19.102. DEVELOPMENT STANDARDS.** The following standards of development shall apply for congregate care residential facilities.

- a. **DENSITY.** The allowable density for a project shall not exceed the density permitted by the underlying zoning classification or the applicable General Plan land use category, whichever is less.
- b. **LOCATION.** The project shall be located in accordance with all applicable developmental and locational guidelines under the General Plan and shall be located in those areas which offer appropriate services for the residents of these facilities, including necessary medical, transportation, shopping, recreational and nutritional programs.
- c. **ELEVATORS.** No building shall be constructed that exceeds one story in height unless it contains elevators for the use of the occupants. Elevators shall be spaced in a manner which will minimize the walking distance from the elevators to the residential units.
- d. **DWELLING UNITS.**
  - (1) The net livable area for each unit shall not be less than 400 square feet for an efficiency unit, 550 square feet for a one-bedroom unit, and 700 square feet for a two-bedroom unit.
  - (2) Not less than four percent of the residential units shall be accessible for the handicapped, and all other units shall be adaptable for the handicapped. The handicap units shall be distributed equally throughout the project. All handicap units shall meet the standards set forth in Title 24, Part II of the California Administrative Code.
  - (3) Kitchenettes may be permitted provided that they are sized to meet the immediate needs of the occupants of the unit.
  - (4) No more than thirty percent of the units shall be efficiency units.
- e. **HALLWAYS AND WALKWAYS.** Hallways should be kept to a minimum length to avoid the appearance of an oversized home or an institution. Five-foot wide paved pedestrian walkways shall be installed between the dwelling units and the recreational areas of the project. All hallways and pedestrian walkways shall be maintained with a minimum of five feet of unobstructed width and adequate vertical clearance to provide unobstructed walking capability.

Not less than one accessible route for the handicapped to all on-site facilities shall be provided. Hallways shall be designed to accommodate the use of walkers, canes or other mechanical assistance.

- f. **OPEN SPACE AND RECREATION FACILITIES.** Not less than forty percent of the net area of the project shall be used for open space, recreational facilities, or a combination thereof. Not less than twenty-five percent of the required open space area shall be used for active recreational facilities, such as pool, spa, tennis, and gardening by residents. Recreational, public assembly and similar buildings may be permitted within the 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.
- g. **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; however, in no case shall such building setbacks for any project be less than those prescribed in the R-3 Zone. The minimum building setback for interior drives and parking areas shall be ten feet.
- h. **BUILDING HEIGHT.** The height of buildings shall not exceed that which is permitted in the zone in which the project is located. The maximum permitted height limits must 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.
- i. **TRASH AREAS.** Adequate enclosed trash pickup areas, convenient to the residents which they are intended to serve, shall be provided in the project. Trash areas will be screened by a six foot high decorative block wall.
- j. **SCREENING.** A six foot high decorative block wall shall be constructed on all project boundary lines to provide adequate security and privacy. The exterior side of all block walls shall be coated with a protective coating that will facilitate the removal of graffiti.
- k. **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 of 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 twenty-five 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. Not less than ten percent of the required parking spaces shall be designed and

designated for use by the handicapped; provided, however, that there shall be at least one designed and designated handicapped parking space provided for each handicapped resident. Handicapped parking spaces shall be distributed evenly throughout the parking areas.

- l. ACCESS.** The number and location of vehicular access openings into a project shall be as specified by the Road Commissioner. Projects must be located on a street with a minimum 66-foot right-of-way.
- m. SUPPORTIVE SERVICES.** Services that support the residents shall be provided. At a minimum the following services shall be provided.

  - (1) **Laundry Facilities.** One washing machine and dryer shall be provided for every 20 rooms.
  - (2) **Housekeeping and Linen Service.** At a minimum, weekly service shall be provided.
  - (3) **Communications.** A "panic button," intercom or other similar device shall be provided in each room so communication with the central office/security desk is available.
  - (4) **Central Dining.** A central dining room shall be provided. The size of the room shall be sufficient to accommodate all of the residents. The minimum room size shall be the product of the proposed maximum number of residents in the facility multiplied by five square feet per resident; however, in no instance shall the central dining room be less than 350 square feet.
  - (5) **Miscellaneous Facilities.** The following services are permitted within a congregate care residential facility provided they do not exceed five percent of the total building of the facility.

    - a) Barber and beauty shops.
    - b) Religious facilities.
    - c) Commercial uses that are compatible with the proposed use and provide a service to the residents. Such uses may be open to the general public.
- n. PUBLIC TRANSIT ACCESS.** A public transit turnout shall be included within the project's design.

#### **SECTION 19.103. DEVELOPMENT STANDARDS - INCREASED DENSITY.**

- a. DENSITY.** A density increase of 50 percent over that permitted in Section 19.102 a. above, unless otherwise limited by a community plan, may be permitted if the project meets the following additional guidelines.

  - (1) **AREA SERVICES.** The following services must be located within the following prescribed distances:

    - a) Neighborhood shopping center: 1/2 mile.
    - b) Recreation facilities with amenities designed for the elderly: one mile.
    - c) Hospital facility: 20 minutes by public or private transportation.
    - d) Medical services (doctor/dentist): two miles. Medical services shall mean the provision of health care by licensed practitioners at fixed locations during standard office hours.

- e) Emergency services (fire/paramedic): five minutes by emergency vehicle.
  - f) Community services (social, educational, etc.): two miles.
  - g) Mass transit facility:
    - 1. If a reduction in the required parking spaces is requested then the facility must be located within 150 feet of the project.
    - 2. If a reduction in the required parking spaces is not requested, then the facility must be within 1/2 mile of the project unless transportation is provided by the facility.
- (2) **PROJECT DESIGN.** Projects proposed under this section shall meet the following requirements, in addition to all requirements of Section 19.102 c. through n.
- a) **OPEN SPACE.**
    - 1. Private open space. Each unit shall be provided with private useable open space. Patios shall be at least 100 square feet in area. Balconies shall be at least 80 square feet in area.
    - 2. Common open space.
      - a. Not less than forty-five percent of the net area of a project shall be used for common open space. Not less than twenty-five percent of the required common open space area shall be used for active recreational facilities, such as pool, spa, tennis, and gardening by residents.
      - b. Indoor recreational/leisure space shall be provided in the form of a multipurpose or recreational room. The size of the room shall be based on the ratio of 15 square feet of floor area per unit provided. In no instance shall the room be less than 1,000 square feet.
  - b) **ACCESS.** The number and location of vehicular access openings into a project shall be as specified by the Road Commissioner. Projects must be located on a street with a minimum 66 foot right-of-way, within 150 feet of a mass transit facility, or must provide appropriate transportation for residents.
- b. **DENSITY.** A density increase of 100 percent over that permitted in Section 19.102 a. above, unless otherwise limited by a community plan, may be permitted if the project meets the following additional guidelines.
- (1) **AREA SERVICES.** The following services must be located within the following prescribed distances:
- a) Neighborhood shopping center: 1/4 mile.
  - b) Recreation facilities with amenities designed for the elderly: one mile.
  - c) Hospital facility: 20 minutes by public or private transportation.
  - d) Medical services (doctor/dentist): one mile. Medical services shall mean the provision of health care by licensed practitioners at fixed locations during standard office hours.
  - e) Emergency services (fire/paramedic): five minutes by emergency vehicles.
  - f) Community services (social, educational, etc.): one mile.

- g) Mass transit facility:
  - 1. If a reduction in the required parking spaces is requested then the facility must be located within 150 feet of the project.
  - 2. If a reduction in the required parking spaces is not requested, then the facility must be within 1/4 mile of the project unless transportation is provided by the facility.
- (2) **PROJECT DESIGN.** Projects proposed under this section shall meet the following requirements, in addition to all requirements of Section 19.102 c. through n.
  - a) **OPEN SPACE.**
    - 1. Private open space. Each unit shall be provided with private useable open space. Patios shall be at least 100 square feet in area. Balconies shall be at least 80 square feet in area.
    - 2. Common open space.
      - a. Not less than fifty percent of the net area of a project shall be used for common open space. No less than twenty-five percent of the required common open space will be used for active recreational facilities, such as pool, spa, tennis, or gardening by residents.
      - b. Indoor recreational/leisure space shall be provided in the form of a multipurpose or recreational room. The size of the room shall be based on the ratio of 15 square feet of floor area per unit provided. In no instance shall the room be less than 1,000 square feet.
  - b) **ACCESS.** The number and location of vehicular access openings into a project shall be as specified by the Road Commissioner. Projects must be located on a street with a minimum 66 foot right-of-way, within 150 feet of a mass transit facility, or must provide appropriate transportation for residents.
  - c) An increased density project must be located a minimum distance from any other increased density project equal to the product of the number of units of the larger project multiplied by 50 feet; provided, however, that in no event shall the minimum distance between any two increased density projects be less than 1,320 feet.

#### **SECTION 19.104. RESTRICTIONS.**

- a. The development shall be open to those residents who are capable of demonstrating the mental competence and physical ability to leave a building without assistance of any other person.
- b. The project management shall not provide any service which would require a license to be issued by the State of California. This includes, but is not limited to, the following:
  - (1) Assistance in dressing, grooming, bathing and other personal hygiene;
  - (2) Assistance with taking medication;

- (3) Central storing and distribution of medications;
- (4) Arrangement of and assistance with medical and dental care; and
- (5) Maintenance and supervision of resident monies or property.

Added Effective:

12-16-86 (Ord. 348.2643)

ARTICLE XIXf  
WATER-EFFICIENT LANDSCAPE REQUIREMENTS

Section 19.300. INTENT. It is the intent of the Board of Supervisors in adopting this article:

- a. To promote water-efficient landscaping, water use management and water conservation through the use of water-efficient landscaping, wise use of turf areas and appropriate use of irrigation technology and management;
- b. To reduce landscape water requirements without a decline in landscape quality or quantity;
- c. To retain flexibility and encourage creativity through appropriate design;
- d. To assure the attainment of water-efficient landscape goals by requiring that landscape not exceed a maximum water demand of 80 percent of its reference evapotranspiration (ET<sub>o</sub>); and
- e. To achieve water conservation by raising the public awareness of the need to conserve water through education and motivation to embrace an effective water management program.

Section 19.301. APPLICABILITY.

- a. Water-efficient landscape requirements contained in this article shall be applicable to all plot plans, conditional use permits, public use permits, surface mining permits, common areas included within subdivisions, requests for substantial conformance, and any other permit when the Planning Director deems it necessary. These requirements shall not be applicable to landscaping for individual single family dwellings or areas remaining in natural vegetation where no irrigation is proposed.

Section 19.302. PLANT AND IRRIGATION REQUIREMENTS.

- a. PLANT REQUIREMENTS.
  - (1) The "Riverside County Guide to Trees, Shrubs and Groundcovers" is hereby incorporated by reference as a guide. The plant list contained in the "Riverside County Guide to Trees, Shrubs and Groundcovers" provides a classification of crop coefficient categories of 1, 2, 3, 4 and 5 for each plant. Plants with crop coefficient categories of 1 and 2 are plants with low water use requirements; plants with crop coefficient categories of 3 and 4 are plants with medium water use requirements; and plants with a crop coefficient category of 5 are plants with high water use requirements. Plants with crop coefficient categories of 2 and 4 are transitions. The plant list is provided to assist the project applicant in choosing and grouping plant species with similar water demands to facilitate efficient irrigation. In order to incorporate plant species other than those listed, the project applicant shall provide the Planning Director with information indicating the water requirements of the species. This information shall include a description of the plant,

including but not limited to, its water requirements, field data, and a comparison of the plant to a similar species included in the plant list. The selection of low water use or drought tolerant plant species is encouraged.

- (2) Plant types shall be grouped together in regards to their water, soil, sun, and shade requirement and in relationship to the buildings. Plants with different water needs should be irrigated separately. Plants with the following crop coefficient categories shall be grouped accordingly: crop coefficient categories 1 and 2, 2 and 3, 3 and 4, and 4 and 5. Deviation from these groupings shall not be permitted.
- (3) Trees for shade shall be provided for residential, commercial, and industrial buildings, parking lots and open space areas. These trees can be deciduous or evergreen and are to be incorporated to provide natural cooling opportunities for the purpose of energy and water conservation. Trees not listed in the "Riverside County Guide to Trees, Shrubs and Groundcovers" may be utilized subject to the approval of the Planning Director and provided the information required pursuant to Section 19.302.a.(1) is submitted.
- (4) Soil tests on all projects are recommended for appropriate specifications of soil amendments, and to facilitate selection of water-efficient plant species suitable for the site. Soil amendments such as compost shall be provided to improve water holding capacity of soil, where soil conditions warrant. Where appropriate, a minimum of two inches of mulch shall be added to the soil surface after planting.
- (5) Turf areas shall be used wisely in response to functional needs.

b. IRRIGATION REQUIREMENTS.

- (1) Landscaped areas shall be provided with automatically controlled irrigation timers, unless the use of the property would otherwise prohibit use of a timer. Such timers shall utilize rain shut off and soil moisture sensing devices. The planting areas shall be grouped in relation to moisture control zones based on similarity of water requirements (i.e., turf separate from shrub and groundcover; full sun exposure areas separate from shade areas; top of slope separate from toe of the slope). Each moisture control zone shall contain a soil moisture sensor placed in the active root system of the turf or plant material. Additional water conservation technology may be required, where necessary, at the discretion of the Planning Director.
- (2) Water systems for common open space areas shall be capable of utilizing non-potable water, if approved facilities are made available by the water purveyor. Provisions for the conversion to a non-potable water system shall be provided within the landscape plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the California Regional Water Quality Control Board and the Riverside County Health Department. If a water system utilizes non-potable water, all



landscaping within the project may exceed a maximum water demand of 80 percent of its reference evapotranspiration.

- (3) Separate valves shall be provided for separate water use planting areas, so that plants with similar water needs are irrigated by the same irrigation valve. Drip irrigation techniques shall be provided where appropriate (i.e., shrubs, massing in mulched areas) in instances where spray irrigation is not necessary.

#### Section 19.303. IMPLEMENTATION.

- a. In addition to the provisions contained in this article, the project applicant shall comply with all the provisions of Section 18.12 of this ordinance, including, but not limited to, parking, landscaping, irrigation and shading requirements. The project applicant shall also be required to comply with either Section 19.303.a.(1), Section 19.303.a.(2) or Section 19.303.a.(3) of this ordinance:
  - (1) All landscaping and irrigation plans submitted shall comply with the following requirements:
    - a) Landscaping plans shall be prepared using the Water Budget Formula contained in the "Riverside County Guide to Trees, Shrubs and Groundcovers." In addition, landscaping plans shall provide a water budget which includes estimated annual water use (in gallons/acre feet) and the area (in square feet/acres) to be irrigated; precipitation rates for each valve circuit; and a monthly irrigation schedule for the first year after all plants and turf are planted and the following year. Separate valves shall be provided for separate water-use planting areas, so that plant materials with similar water needs are irrigated by the same irrigation valve.
    - b) A watering schedule which incorporates the specific water needs of the plants and turf throughout the calendar year, including water needs both before and after the plants and turf have been established, shall be included with the irrigation plans. The watering schedule shall take into account the particular characteristics of the soil; shall be continuously available on site to those responsible for the landscape maintenance; and shall contain specifics as to optimum run time and frequency of watering, and irrigation hours per day.
  - (2) All landscaping and irrigation plans submitted shall comply with the following requirements:
    - a) The landscaping plan shall incorporate trees, shrubs and ground covers that have low crop efficiency categories of 1 and 2 or medium crop efficiency categories of 3 and 4. See Section 19.302 of this ordinance.
    - b) The irrigation plan shall incorporate appropriate irrigation equipment, drip irrigation, bubbler, spray head, and/or rotor irrigation heads in order to provide the most efficient water application.

- c)
    - 1. Areas landscaped with cool season turf grass (crop coefficient categories of 4 or more) shall not exceed 25 percent of the total landscape design, or
    - 2. Areas landscaped with warm season turf grass (crop coefficient categories of 3) shall not exceed 30 percent of the total landscape design.
  - d) If the applicant desires to increase the size of the areas landscaped as specified in Section 19.303.a.(2) c. 1. or 2. of this ordinance, the applicant shall comply with the alternative referenced in Section 19.303.a.1. of this ordinance.
- (3) If the water purveyor for a proposed project has adopted water-efficient landscaping requirements, all landscaping and irrigation plans submitted shall comply with the water purveyor's requirements. Said plans shall be accompanied by a written document from the water purveyor delineating each requirement.

b. COMPLIANCE.

- (1) The applicant's landscape architect or the party responsible for preparing the landscaping and irrigation plans shall provide a compliance letter to the Planning Department and the Department of Building and Safety stating that the landscape and the irrigation system have been installed in compliance with the approved landscaping and irrigation plans. The compliance letter shall be submitted in accordance with the project conditions of approval prior to final inspection of the structure or issuance of occupancy permits, whichever occurs first.

Section 19.304. RESIDENTIAL MODEL HOME REQUIREMENTS.

- a. In residential subdivisions, all model homes in the project shall comply with the provisions of Article XIXf of this ordinance.
- b. The project applicant shall provide home buyers with sample water-efficient landscape and irrigation plans and additional educational material as approved by the Planning Director upon the sale of each dwelling unit within the project. The plans shall include a key identifying the common names of the plants used in the landscaping.
- c. The project applicant shall distribute outdoor water conservation pamphlets provided by local water purveyors, if available, to buyers upon the sale of each dwelling unit within the development.
- d. A sign shall be displayed in the front yard of each model home which is clearly visible to home buyers. The sign shall indicate that the model home features a water-efficient landscape and irrigation design.

**ARTICLE XX  
AMENDMENTS AND CHANGE OF ZONE**

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

**SECTION 20.2.**

- a. The owner of real property, or a person authorized by the owner, shall have the right to request that the County consider a change in the zoning classification that has been applied to his property. The right to request consideration of zone change does not imply that the change will be approved.
- b. Applications shall be made to the Planning Commission on forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set forth in County Ordinance No. 671.
- c. An application of the change of zone shall not be set for a public hearing unless:
  - (1) All procedures required by the Riverside County Rules Implementing the California Environmental Quality Act to hear a matter have been completed.
  - (2) The requested change of zone is consistent with the Riverside County General Plan.
- d. If the Planning Director determines that a requested change of zone is inconsistent with the Riverside County General Plan, the application will not be processed until the General Plan is amended and request is consistent with the General Plan. The Planning Director's determination shall be made within ten days after a completed zone change application has been filed with the Planning Department. A determination that a requested zone change is inconsistent with the General Plan may be appealed within ten days after the Planning Director has mailed or delivered notice of his determination to the applicant, in writing, to the Planning Commission, which shall be accompanied by the filing fee set forth in County Ordinance No. 671. If an appeal is filed, the matter shall be set for a hearing before the Planning Commission not less than 15 nor more than 45 days thereafter and notice of the date of hearing shall be mailed to the appellant. The determination by the Planning Commission as to consistency with the General Plan shall be final; however, it shall not constitute a final decision as to consistency of the proposed zone change with the General Plan.

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

- a. Regulate the use of buildings, structures and land as between industry, business, residents, open

space, including agriculture, recreation, enjoyment or scenic beauty and use of natural resources, and other purposes.

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

SECTION 20.3a. Amendments to this ordinance which propose to change property from one zone to another, or to impose, remove or modify any of the regulations set forth in Section 20.3 of this ordinance, shall be adopted in the following manner:

- a. The Planning Commission shall hold a public hearing on the proposed amendment. Public notice of the hearing shall be given including all the following information:
  - (1) The time, date and place of the hearing.
  - (2) A general explanation of the matter to be considered.
  - (3) A general description of the area affected.
  - (4) Specification of the type and magnitude of the changes proposed.
  - (5) The place where copies of the proposed changes may be obtained.
  - (6) The right to appear and be heard.
- b. Public notice of the hearing shall be given at least ten days prior to the hearing by all the following procedures:
  - (1) Publication once in a newspaper of general circulation in the County.
  - (2) Mailing or delivering to the owner of the subject real property or the owner's duly authorized agent, and to the project applicant.
  - (3) Mailing or delivering to each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project whose ability to provide those facilities and services may be significantly affected.
  - (4) Mailing or delivering to all owners of real property which is located within 300 feet of the exterior boundaries of the subject property, as such owners are shown on the last equalized assessment roll and any update.
  - (5) Mailing by first class mail to any person who has filed a written request with the Planning Department and has provided that department with a self-addressed stamped envelope for that purpose.
  - (6) If the number of owners to whom notice would be mailed or delivered pursuant to

paragraphs 2 - 4 herein is greater than 1,000, in lieu of mailed or delivered notice, notice may be provided by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation in the County at least ten 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.
- c. After closing the public hearing the Planning Commission shall render its decision within a reasonable time and transmit it to the Board of Supervisors in the form of a written recommendation, which shall contain the reasons for the recommendation and, if the recommendation is to change a zone classification on property, the relationship of the proposed amendment to applicable general and specific plans. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the Board of Supervisors. If the Planning Commission does not reach a decision due to a tie vote, that fact shall be reported to the Board of Supervisors and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.
- d. Upon receipt of the recommendation of the Planning Commission, the Clerk of the Board of Supervisors shall take the following action:
  - (1) If the Planning Commission has recommended the approval of an amendment to change property from one zone to another, or the approval of an amendment to impose, remove or modify one of the above-listed regulations, the Clerk shall set the matter of public hearing before the Board of Supervisors at the earliest convenient day, and shall give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.
  - (2) If the Planning Commission has recommended denial of an amendment to change property from one zone to another, or denial of an amendment to impose, remove or modify one of the above-listed regulations, the Planning Commission's recommendation shall be filed with the Clerk of the Board of Supervisors, who shall place the decision on the next agenda of the Board held five or more days after the Clerk receives the decision. The decision of the Planning 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 County Ordinance No. 671, within ten days after the decision of the Planning Commission appears on the Board's agenda, or the Board orders the matter set for public hearing. If the Board of Supervisors so orders, or if the applicant appeals, the Clerk of the Board shall set the matter for public hearing before the Board of Supervisors at the earliest convenient day and shall give notice of the time and place of the hearing in the same manner as is provided for giving notice of the hearing before the Planning Commission.
- 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 Planning Commission shall first be referred back to the Planning Commission for a report and recommendation. The Planning Commission shall not be required to hold a public hearing thereon, and failure of the Planning Commission to

report within 40 days after the reference, or such longer period of time as may be specified by the Board of Supervisors, shall be deemed to be an approval of the proposed modification.

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

Amended Effective:

06-30-83	(Ord. 348.2156)
03-05-85	(Ord. 348.2444)
03-12-87	(Ord. 348.2670)

**SECTION 20.4. INTERIM ZONING.**

- a. Without following the procedures otherwise required prior to the adoption of a zoning ordinance, the Board of Supervisors, to protect the public safety, health and welfare, may adopt as an urgency measure an interim ordinance prohibiting any uses which may be in conflict with a contemplated general plan, specific plan, or zoning proposal which the Board of Supervisors, Planning Commission or the Planning Department is considering or studying or intends to study within a reasonable time. Such urgency measure shall require a four-fifths vote of the Board of Supervisors for adoption. Such interim ordinance shall be of no further force and effect 45 days from the date of adoption thereof; provided, however, that after notice pursuant to California Government Code Section 65090 and public hearing, the Board of Supervisors may extend such interim ordinance for ten months and fifteen days subsequently extend such interim ordinance for one year. Any such extension shall also require a four-fifths vote for adoption. Not more than the two such extensions may be adopted.
- b. Alternatively, an interim ordinance adopted may by a four-fifths vote following notice pursuant to said Section 65090 and public hearing, in which case it shall be of no further force and effect 45 days from its date of adoption; provided, however, that after notice pursuant to Section 65090 and public hearing, the Board of Supervisors may by a four-fifths vote extend such interim ordinance for 22 months and 15 days.
- c. When any interim ordinance has been adopted, every subsequent ordinance adopted pursuant to this section, covering the whole or a part of the same property shall automatically terminate and be of no further force or effect upon the termination of the first such ordinance or any extension thereof as herein provided.
- d. Adoption of an intern ordinance shall be deemed an order of the Board of Supervisors to the Planning Commission to initiate a zoning study of the land and that has been placed in the interim zone, which may include the study of other land in the vicinity thereof.

- e. The clerk shall schedule a public hearing before the Board to consider an extension of an interim ordinance which shall normally be at its second regular meeting before expiration of the initial 45 day period and any extension. The Clerk shall publish notice ten days before the hearing. This subsection shall not be applied if the effective date of a subsequent permanent zoning ordinance applicable to the same land will have passed before such expiration, or if the interim ordinance, has been repealed, or if the Board shall otherwise order.
- f. At of before the public hearing on the proposed extension, and at least ten days prior to the expiration of the interim ordinance or any extension, the Planning Director shall make a written report to the Board of Supervisors on the status of the zoning study. The report shall describe the measures taken to alleviate the condition which lead to the adoption of the ordinance.
- g. The prohibition of uses by interim ordinance may in whole or part be imposed by applying on an interim basis one or more of the zoning designations provided for by this County Ordinance No. 348 by reference to the applicable zoning symbols preceded by "I-" or to the title of a zoning classification preceded by "Interim".
- h. Whenever any area is placed in an interim zone, that area is subject to all of the provisions of County Ordinance No. 348, including its penalty provisions, applicable to the zone in which it has been placed. For the period of time that the interim zoning ordinance is in effect the permanent zoning is deemed superseded, but upon expiration thereof, the permanent zoning shall again be in full force and effect unless it has been previously repealed or superseded by new permanent zoning.

Adopted:

09-22-60

Amended Effective:

05-31-67	(Ord. 348.506)	05-08-80	(Ord. 348.1785)
11-15-67	(Ord. 348.531)	09-25-80	(Ord. 348.1855)
09-30-70	(Ord. 348.783)	01-22-81	(Ord. 348.1908)
05-04-72	(Ord. 348.1023)	07-22-82	(Ord. 348.2088)
04-05-73	(Ord. 348.1173)	06-30-83	(Ord. 348.2156)
02-21-74	(Ord. 348.1283)	03-05-85	(Ord. 348.2444)
01-20-77	(Ord. 348.1540)		
06-27-78	(Ord. 348.1658)		





## ARTICLE XXI DEFINITIONS

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

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

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

Amended Effective:

07-31-84 (Ord. 348.2358)

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

Amended Effective:

07-31-84 (Ord. 348.2358)

**SECTION 21.3. AGRICULTURAL ZONE.** Zones A-1, A-P, A-2, A-D, and C/V.

Amended Effective:

07-31-84 (Ord. 348.2358)

11-08-94 (Ord. 348.3629)

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

**SECTION 21.4a. ALTERNATE ACCESS.** A public road or driveway constructed pursuant to appropriate County standards with no restrictions.

Amended Effective:

06-06-89 (Ord. 348.3032)

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

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

**SSECTION 21.6a. ASSEMBLY AREA, NET.** The area of a structure which does not include foyers, corridors, restrooms, kitchens, storage and other areas not used for the assembly of people.

Added Effective:

07-04-96 (Ord. 348.3773)

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

**SECTION 21.7a. AUTOMATIC CONTROL TIMER.** A mechanical or solid state timer, capable of operating valve stations to set the days and length of time of a water application.

Amended Effective:

07-21-92 (Ord. 348.3446)

**SECTION 21.8. AUTOMOBILE STORAGE SPACE.** A permanently maintained space on the same lot or building site as the use it is designed to serve, having an area of not less than 160 square feet with a minimum width of eight feet for each stall and so located and arranged as to permit the storage of, and be readily accessible to, a passenger automobile under its own power.

**SECTION 21.9. AUTOMOBILE WRECKING.** The dismantling or wrecking of motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts, outside of an enclosed building, but not including the incidental storage of vehicles in connection with the operation of a repair garage, providing the repair period of any one vehicle does not exceed 60 days, and not including the active noncommercial repair of one personal motor vehicle within a 120 day period.

**SECTION 21.10. BASEMENT.** A story partly underground and having at least one-half its height measured from its floor to its finished ceiling, below the average adjoining grade. A basement shall be counted as a story if the vertical distance from the average adjoining grade to its finished ceiling is over five feet.

**SECTION 21.11. BOARD OF SUPERVISORS.** The Board of Supervisors of the County of Riverside.

**SECTION 21.12. BOARDING, ROOMING OR LODGING HOUSE.** A building where lodging and meals are provided for compensation for six but not more than 15 persons, not including rest homes.

SECTION 21.13. (Deleted).

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

SECTION 21.15. BUILDING HEIGHT. The vertical distance measured from the average level of the highest and lowest points of that portion of the lot covered by the building to the uppermost portion of the building.

SECTION 21.16. BUILDING SITE. The ground area of a building or buildings together with all open spaces adjacent thereto, as required by this ordinance.

SECTION 21.17. BUNGALOW COURT. Two or more dwelling units detached or connected.

SECTION 21.18. BUILDING SETBACK LINE. The distance between the proposed building line and the highway line or permanent access easement located on the same lot.

SECTION 21.19. BUILDING, MAIN. A building in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be the main building on the lot on which the same is situated.

SECTION 21.19a. CARPOOL. Two or more people traveling together on a continuing and prearranged basis in a motor vehicle over routes tailored to accommodate rider needs.

SECTION 21.19b. CAMPS. Any parcel or parcels of land used wholly or in part for recreational, educational, or religious purposes, accommodating five or more children or adults, that is operated as a day camp and/or a resident camp.

Amended Effective:

11-12-85 (Ord. 348.2533)

09-05-89 (Ord. 348.3053)

SECTION 21.20. CATTERIES. Any building, structure, enclosure or premises whereupon, or within which, ten or more cats, four months of age or older, are kept or maintained. (See County Ordinance No. 630 and Section 18.45 of this ordinance.)

a. CATTERIES, COMMERCIAL. Any building, structure, enclosure or premises whereupon, or within which five or more cats are kept or maintained primarily for financial profit for the purpose of boarding, breeding, training, marketing, hire or any other similar purpose. (See County Ordinance No. 455 regarding catteries.)

b. CATTERIES, NONCOMMERCIAL. Any building, structure, enclosure, or premises whereupon, or within which, 5 or more cats are kept or maintained, but not primarily for financial profit. (See Ordinance County No. 455 regarding catteries.)

**SECTION 21.20a. CERTIFIED RECYCLING FACILITY.** A facility approved by the State of California to collect and redeem recyclable materials for a value not less than that which has been established by the State.

Added Effective:

07-11-89 (Ord. 348.3047)

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

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

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

**SECTION 21.23. COMMISSION.** The Riverside County Planning Commission.

**SECTION 21.23a CONGREGATE CARE RESIDENTIAL FACILITY.** A housing arrangement developed pursuant to Article XIX of this ordinance, where nonmedical care and supervision are provided, including meals and social, recreational, homemaking and security services.

**SECTION 21.23b. CONVENIENCE ZONE.** A geographical area designated by the State of California Department of Conservation which comprises a one-half mile radius around an established supermarket or grocery store with gross annual sales of \$2,000,000.00 or more in underserved areas with no supermarket.

Added Effective:

07-11-89 (Ord. 348.3047)

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

**SECTION 21.24a. COTTAGE COMMERCIAL.** A dwelling wherein limited commercial uses are allowed provided that the commercial use is conducted entirely within the dwelling, that the use is secondary to the principal use of the dwelling as a residence, that the commercial use does not require substantial parking and circulation facilities, that the residential character of the exterior and interior of the dwelling is not changed, and that the combination of residential and commercial uses in one dwelling does not violate state and county sanitation requirements. The cottage commercial use must be compatible with the established neighborhood, and must be subject to plot plan or conditional use permit approval. No more than two persons may be employed on the premises in addition to the family residing in the dwelling.

Amended Effective:

12-26-85 (Ord. 348.2535)

12-16-86 (Ord. 348.2643)

**SECTION 21.24b. COOL SEASON TURF GRASS.** Turf grass which withstands winter cold and grows best during the cooler months of the year. Most types languish in hot, dry summers and are best adapted to cool regions or regions where marine influence tempers summer heat. Examples are bluegrasses, bents, fescues and ryegrasses.

Amended Effective:

07-21-92 (Ord. 348.3446)

**SECTION 21.25. COUNTY.** The County of Riverside.

**SECTION 21.25a CROP COEFFICIENCY.** Is a correction factor, expressed as a decimal fraction, comparing the water consumption by a given plant species to the reference evapotranspiration or ETo. Reference evapotranspiration means a standard of measurement of environmental parameters which affect the water use of plants. Reference evapotranspiration is given in inches per day, month or year and is an estimate of the evapotranspiration of a large field of four-to-seven inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the maximum water allowances so that regional differences in climate can be accommodated.

Amended Effective:

07-21-92 (Ord. 348.3446)

**SECTION 21.25b. DAY CARE CENTER.** A day care facility other than a family day care home, including infant centers, preschools, and extended day care facilities. Such a facility must provide care to children or adults in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis.

Amended Effective:

05-05-92 (Ord. 348.3420)

**SECTION 21.26. DUNE BUGGY PARK.** An open area used by dune buggies or other all-terrain vehicles, for purposes such as, but not limited to hill climbing, trail riding, scrambling, racing and riding exhibitions.

**SECTION 21.26a. (Deleted - DOG KENNELS)**

**SECTION 21.26b. DAIRY FARM.** A parcel or contiguous parcels of land used primarily to

maintain cattle for the production of milk, including a building or buildings for milking, processing of milk produced on the premises, retail or wholesale sales and deliveries of such milk, and other buildings and structures incidental to the operation.

**SECTION 21.26c. DISPOSAL SERVICE OPERATIONS.** Areas for the storage and maintenance of vehicles and equipment used in the collection, transportation, and removal of garbage and rubbish not including storage or dumping of garbage or rubbish.

Amended Effective:

04-04-87 (Ord. 348.2669)

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

**SECTION 21.27a. DWELLING, BED AND BREAKFAST.** A one family dwelling where lodging and breakfast is provided for compensation and in which there are no more than five guest rooms. The use must be managed and operated solely by the owner of the property. Meals are not restricted to breakfast only, but no cooking facilities shall be allowed in the guest rooms. A guest may not stay in the dwelling for more than 14 days in any calendar year.

Added Effective:

11-26-85 (Ord. 348.2535)

**SECTION 21.28. DWELLING UNITS.** A building or portion thereof used by one family and containing but one kitchen.

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

Amended Effective:

01-05-84 (Ord. 348.2244)

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

Amended Effective:

01-05-84 (Ord. 348.2244)

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

Amended Effective:

11-26-82 (Ord. 348.2140)

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

**SECTION 21.31. DWELLING, GUEST.** A building which occupies not more than one-fiftieth (1/50) of the area of the lot on which it is situated, which contains no cooking facilities and which is used exclusively for housing members of a single family and their nonpaying guests. No reduction of the general side or rear yard setbacks shall be allowed for guest dwelling despite any other provisions of this ordinance.

**SECTION 21.31a. DWELLING, RESORT.** A building used exclusively for residential purposes, containing not more than two kitchens, with permanent interior means of access between all parts of the building, and located on a lot in a recorded subdivision with an average lot area of 10,000 square feet or more. No such dwelling shall be erected unless as a part of the purchase price of the property the purchaser receives the privilege of use of recreational facilities such as golf courses, or polo fields, which facilities are adjacent to and a part of the residential development. No reduction of yard setbacks shall be permitted despite any other provisions of this ordinance.

**SECTION 21.32. EDUCATIONAL INSTITUTIONS.** Schools, colleges, or universities, supported wholly or in part by public funds, and other schools, colleges and universities giving general instructions, as determined by the California State Board of Education.

**SECTION 21.32a. EMERGENCY ACCESS.** A private drive or roadway constructed according to Section 18.12.b.1.a. or b. of this ordinance, providing access to one or more buildings. The access may be gated and locked at one or both ends restricting traffic to emergency vehicles only.

Amended Effective:

06-06-89 (Ord. 348.3032)

**SECTION 21.33. ERECTED.** The word "erected" includes built, built upon, added to, altered, constructed, reconstructed, moved upon, or any physical operations on the land, required for a building.

**SECTION 21.33a. EVAPOTRANSPIRATION.** The quantity of water evaporated from adjacent soil surfaces, transpired by plants, and retained in plant tissue during a specific time.

Amended Effective:

07-21-92 (Ord. 348.3446)

**SECTION 21.34. FAMILY.** An individual or two or more persons related by blood or marriage, or a group of not more than five persons, excluding servants, who are not related by blood or marriage, living together as a single housekeeping unit in a dwelling unit.

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

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

**SECTION 21.34c. FAMILY DAY CARE HOME.** A home which regularly provides care, protection, and supervision of 12 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and includes the following:

- a. Large family day care home - a home which provides family day care to 7 to 12 children, inclusive, including children under the age of ten years who reside at the home.
- b. Small family day care home - a home which provides family day care to six or fewer children, including children under the age of ten years who reside at the home.

Amended Effective:

05-05-92 (Ord. 348.3420)

**SECTION 21.34d FAST TRACK STATUS.** The status conferred on an application by majority vote of the Board of Supervisors or by the Executive Director of the Riverside County Economic Development Agency in accordance with the provisions of Board of Supervisors Policy A-32.

Added Effective:

09-08-95 (Ord. 348.3727)

Amended Effective:

04-19-96 (Ord. 348.3770)

**SECTION 21.35. GARAGE, PRIVATE.** An accessory building or a main building or portion thereof, used for the shelter or storage of self-propelled vehicles, owned or operated by the occupants of a main building and wherein there is no service or storage for compensation.

**SECTION 21.36. HOME OCCUPATIONS.** Home occupations means those uses that are



customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

- a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.
- b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.
- c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.
- d. The residential character of the exterior and interior of the dwelling shall not be changed.
- e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.
- f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

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

**SECTION 21.38. HOTEL.** A building designed for or occupied as the more or less temporary abiding place of individuals who are lodged with or without meals, in which there are six or more guest rooms, and in which no provision is made for cooking in any individual room or suite; jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes or similar buildings where human beings are housed and detained under legal restraint, are specifically not included.

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

**SECTION 21.40. JUNK, WRECKING, DISMANTLING AND SALVAGE YARDS.** The use of 200 or more square feet of any lot of parcel of land for outside storage, wrecking, dismantling or salvage of any used or secondhand materials, including but not limited to lumber, auto parts, household appliances, pipe, drums, machinery or furniture. A proposed or intended use by the owner of the used to secondhand materials does not constitute an exception to this definition. The outside storage of used or secondhand materials in an area less than 200 square feet is permitted only on the rear half of a lot or parcel.

SECTION 21.40a. KENNEL. Any building, structure, enclosure or premises whereupon, or within which, five or more dogs, four months of age or older, are kept or maintained. (See County Ordinance No. 630 and Section 18.45 of this ordinance.

- a. CLASS I KENNEL. Any building, structure, enclosure, or premises whereupon, or within which, five to ten dogs, four months or older of age are kept or maintained. A Class I Kennel shall not include a sentry dog kennel.
- b. CLASS II KENNEL. Any building, structure, enclosure, or premise, whereupon, or within which, 11 or more dogs, four months of age or older, are kept or maintained. A Class II Kennel shall not include a sentry dog kennel.
- c. SENTRY DOG KENNEL. Any building, structure, enclosure, or premises whereupon, or within which, five or more guard or sentry dogs are kept or maintained. A sentry dog is any dog trained to work without supervision in a fenced facility and to deter or detain unauthorized persons found within the facility. The term "guard dog" shall also mean "sentry dog".

Amended Effective:

04-04-87 (Ord. 348.2669)

SECTION 21.41. KITCHEN. Any room in a building or dwelling unit which is used for cooking or preparation of food.

SECTION 21.42. LABOR CAMP. Any building or group of buildings where five or more farm employees are housed.

Amended Effective:

05-19-83 (Ord. 348.2162)

SECTION 21.43. LAKE, RECREATIONAL. A confined body of standing fresh water containing more than 500,000 gallons of water and covering more than one acre of surface area, not including reservoirs, duck clubs, bodies of water contained within golf courses, and water storage used only for agricultural or domestic purposes.

SECTION 21.43a. LEASABLE FLOOR AREA, NET. This area includes sales areas and integral stock areas, but excludes corridors, enclosed malls, lobbies, stairwells, elevators, equipment rooms and restrooms.

Added Effective:

07-04-96 (Ord. 348.3773)

SECTION 21.44. LOT. (1) A parcel of real property as shown as a delineated parcel of land with a separate and distinct number or other designation of a plot recorded in the Office of the County Recorder of Riverside County; or (2) a parcel of real property not so delineated and containing not less

than 7,200 square feet and abutting on a street or alley and held under separate ownership from adjacent property prior to the effective date of this ordinance; or, (3) a parcel of real property not so delineated containing not less than 7,200 square feet abutting on a street or alley, if the same was a portion of a larger piece of real property held under the same ownership prior to the effective date of this ordinance. A lot shall not come into existence solely because it is described as a parcel of real property securing, or in part securing, a promise to pay money or other thing of value whether its title is held by a trustee for such purpose or not.

**SECTION 21.45. LOT AREA.** The total horizontal area within the lot lines of a lot.

**SECTION 21.46. LOT, CORNER.** A lot located at the junction of two or more intersecting streets having an angle of intersection of not more than one hundred 135 degrees, with a boundary line thereof bordering on two of the streets.

**SECTION 21.47. LOT LINES.** The boundary lines of lots are: front lot line, the line dividing a lot from the street, or form a permanent access easement located on the same lot. On a corner lot only one street line shall be considered as a front lot line, and such front lot line shall be determined by the Commission. Rear lot line: The line opposite the front lot line. Side lot lines: Any lot lines other than the front lot line or the rear lot line.

**SECTION 21.48. LOT, REVERSED CORNER.** A corner lot, the side street line of which is substantially a continuation of the front lot line of the lot upon which it rears.

**SECTION 21.49. LOT, INTERIOR.** A lot other than a corner lot.

**SECTION 21.50. LOT, KEY.** The first lot to the rear of a reversed corner lot and not separated by an alley.

**SECTION 21.51. LOT, THROUGH.** An interior lot having frontage of two parallel or approximately parallel streets.

**SECTION 21.51a. MOBILEHOME PARK.** Mobilehome park is any area or tract of land where one or more mobilehome lots are rented or leased or held out for rent or lease to accommodate mobilehome used for human habitation. The rental paid for any such mobilehome shall be deemed to included rental for the lot it occupies.

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

**SECTION 21.51b. MENAGERIE.**

- a. Any lot or premises on which more than one wild, non-domestic animal of the following classifications are kept.
  - (1) Venomous reptiles.
  - (2) Nonvenomous reptiles, not including turtles or tortoises, that weigh more than ten pounds.
  - (3) Birds or members of the Aves class, not including poultry, that weigh more than 20 pounds.
  - (4) Mammals that weigh more than 20 pounds.
- b. Any lot premises on which wild, non-domestic animals of the following classifications are kept, regardless of weight, unless such animals are listed in a zone classification as a permitted agricultural use:
  - (1) Ten or more nonvenomous reptiles.
  - (2) 25 or more mammals.
- c. A tamed or trained wild animal shall not be considered as a domestic animal.

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

- a. Not less than 80 percent of the trailer sites are restricted to rental by migrant agricultural workers for a period of time not to exceed nine months in any 12 month period.
- b. The remainder of the sites are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the trailer park.

**SECTION 21.51d. MIGRANT AGRICULTURAL WORKER.** Migrant agricultural worker is defined as an itinerant agricultural worker that travels from place to place for employment in the planting, growing and harvesting to seasonal crops.

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

**SECTION 21.51f. MASS TRANSIT.** Publicly provided transportation, usually either by bus or rail, to users at a fixed cost per ride.

Amended Effective:

11-12-85 (Ord. 348.2533)

SECTION 21.51g. MOBILE RECYCLING UNIT. A licensed vehicle used for the collection of recyclable materials. A mobile unit may also include trailers, bins, boxes, or other storage containers which are transported by vehicles; and does not occupy more than five parking spaces or 500 square feet of floor area.

Amended Effective:

07-11-89 (Ord. 348.3047)

SECTION 21.51h. MULCH. A material such as leaves bark or straw left loose and applied to the soils surface to prevent evaporation of water.

Amended Effective:

07-21-92 (Ord. 348.3446)

SECTION 21.52. NONCONFORMING BUILDING. A building which was legal when established, but which because of the adoption or amendment of this ordinance conflicts with the provisions of this ordinance applicable to the district in which such building is situated.

SECTION 21.53. NONCONFORMING USE. The use of a building or land which was legal when established, but which because of the adoption or amendment of this ordinance conflicts with the provisions of this ordinance applicable to the district in which such use is located.

SECTION 21.54. OCCUPANCY, CHANGE OF. The term "change of occupancy" shall mean a discontinuance of an existing use and substitution thereof of a use of a different kind or class.

SECTION 21.55. OCCUPIED. The word "occupied" includes: used, arranged, converted to, rented, leased, or intended to be occupied.

SECTION 21.56. OUTDOOR FILM STUDIOS. A facility utilizing on-site indoor and outdoor locations for the filming of motion pictures, television programs and music videos. Outdoor film studios may provide limited housing for temporary use during such filming operations. No permanent production facilities such as would be used for film processing or editing and sound recording or dubbing shall be allowed.

Amended Effective:

07-20-89 (Ord. 348.3043)

SECTION 21.56a. PARKING AREA. The area for the parking of a motor vehicle plus those additional areas required to provide site ingress and egress to and from said area. The area set aside to met those provisions must be usable and shall have permanent access for off-street parking.

Added Effective:

07-04-96 (Ord. 348.3773)

**SECTION 21.57. PEN FED BEEF CATTLE OPERATIONS.** Six or more beef cattle per acre being fed or fattened for marketing purposes whether the owner or operator performs the feeding service for himself or others. (Dairy herd replacements are not considered beef cattle).

**SECTION 21.58. PERSON.** The word "person" includes association, company, firm, corporation, partnership, copartnership or joint venture.

**SECTION 21.59. PLACE OF PUBLIC ASSEMBLY.** Any place designed for or used for congregation or gather of 20 or more persons in one room where such gathering is of a public nature, assembly hall, church, auditorium, recreational hall, pavilion, place of amusement, dance hall, opera house, motion picture theater, outdoor theater or theater, are included within this term.

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

Amended Effective:

11-23-82 (Ord. 348.2140)

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

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

**SECTION 21.59d. RAIN SHUT OFF DEVICE.** Senses rainfall and automatically shuts off the irrigation system.

Amended Effective:

07-21-92 (Ord. 348.3446)

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

**SECTION 21.62. RECREATIONAL TRAILER.** A motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy. The term "dependent recreational vehicle" shall mean a recreational vehicle not equipped with a toilet for sewage disposal. The term "independent recreational vehicle" shall mean a recreational vehicle equipped with a toilet for sewage disposal.

Amended Effective:

02-16-89 (Ord. 348.2986)

**SECTION 21.62a. RECREATIONAL VEHICLE PARK.** Any area or tract of land, or a separately designated section within a mobilehome park, where one or more spaces are rented or leased or held out for rent or lease to owners or users of recreational vehicles. A recreational vehicle park may have a membership organization that provides for the use of spaces within a park. The following types of parks may be permitted in Riverside County:

- a. **Vacation Recreational Vehicle Parks.** A park which is designed for transient use, such as overnight or short-term occupancy. No occupancy shall exceed 30 consecutive days or 120 days in one calendar year. Tent camping may be permitted in areas designed and designated for such usage. Generally, only limited services and amenities are provided.
- b. **Extended Occupancy Parks.** A recreational vehicle park which is designed for extended occupancy. No such occupancy shall exceed nine months in any one calendar year. Full urban services are available, and recreational amenities are required. Tent camping may be permitted in areas designed and designated for such usage. Recreational Vehicles may be permitted to remain on-site during periods of non-occupancy.
- c. **Permanent Occupancy Parks.** A recreational vehicle park which is designed for permanent occupancy. There is no limit on the duration of occupancy. Full urban services and recreational amenities are provided.

Added Effective:

02-16-89 (Ord. 348.2986)

**SECTION 21.62b. RECYCLABLE MATERIALS.** Any reusable material which is acceptable for reprocessing and redemption including, but not limited to, glass, metal, paper, and plastic. Recyclable material does not include hazardous waste or other refuse.

**SECTION 21.62c. RECYCLING COLLECTION FACILITY.** A facility which accepts recyclable material by donation, redemption, or purchase; and which the use of power driven machinery is limited to that which is necessary for the temporary storage, efficient transfer, and securing of materials as set forth in Section 18.47.c.3. of this ordinance.

**SECTION 21.62d. RECYCLING FACILITY.** A facility which is equipped to accept and/or process recyclable materials. Recycling facilities include, but are not limited to, the following facility types; reverse vending machines, collection facilities, and processing facilities.

Added Effective:

07-11-89 (Ord. 348.3047)

**SECTION 21.62e. RECYCLING PROCESSING FACILITY.** A facility which collects and processes acceptable recyclable materials by donation, redemption, or purchase. Processing means the preparation or transformation of recyclable materials for efficient shipment to an end user by, but not limited to, such means as baling, compacting, crushing, shredding, and sorting.

Added Effective:

07-11-89 (Ord. 348.3047)

**SECTION 21.62f. REVERSE VENDING MACHINE.** An automated and mechanical recycling facility, not more than 50 square feet in floor area, which accepts one or more types of beverage containers made typically of glass, metal, or plastic; and which issues, in return, a cash refund or redeemable credit receipt with a value not less than the redemption worth of the container as determined by the State of California.

**SECTION 21.62g. SOIL MOISTURE SENSING DEVICE.** A device that measures the amount of water in the soil.

Amended Effective:

07-11-89 (Ord. 348.3047) 07-21-92 (Ord. 348.3446)

**SECTION 21.62h. SEX ORIENTED BUSINESS.** A business that requires a sex-oriented business permit pursuant to County Ordinance No. 743.

This ordinance shall apply to any application for a land use permit not finally approved on or before the date this ordinance takes effect.

Amended Effective:

03-01-94 (Ord. 348.3584)

**SECTION 21.63. STABLE, COMMERCIAL.** A stable for horses which are let, hired, used or boarded on a commercial basis and for compensation.

**SECTION 21.65. STORY.** The portion of a building included between the surface of any floor and the finished ceiling next above it or the finished under surface of the roof directly over that particular floor.

**SECTION 21.66. STREET.** A public or an approved private thoroughfare or road easement which affords the principal means of access to abutting property, but not including an alley.

**SECTION 21.67. STREET LINE.** The boundary line between a street and abutting property.

**SECTION 21.68. SPECIFIC PLAN, HIGHWAY.** A plan adopted by the County of Riverside,



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

**SECTION 21.69. STRUCTURE.** Anything constructed or erected and the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground, such as awnings and patio covers, but not including walls and fences six feet or less in height.

Amended Effective:

01-02-86 (Ord. 348.2540)

**SECTION 21.70. STRUCTURAL ALTERATIONS.** Any change in the supporting members of a building or structure, such as bearing walls, columns, beams, girders, floor joists or roof joists.

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

**SECTION 21.71. TRAIL BIKE PARK.** An open area used by trail bikes, or motorcycles, for purposes such as but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

**SECTION 21.71.** (Deleted Effective 02-16-89 by Ord. 348.2986)

**SECTION 21.73. USE.** The purpose for which land or a building is arranged, designed, or intended, or for which either is or may be occupied or maintained.

**SECTION 21.74. USED.** The word "used" includes occupied, arranged, designed for or intended to be used.

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

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

**SECTION 21.74b. VANPOOL.** Seven or more people traveling together on a continuing and prearranged basis in a motor vehicle designed for the transportation of persons over routes tailored to accommodate rider needs.

Amended Effective:

08-22-85 (Ord. 348.2500)  
11-12-85 (Ord. 348.2533)

**SECTION 21.74c. WARM SEASON TURF GRASS.** Turfgrass which begins growing in early spring and continues to grow vigorously throughout the summer and early fall. It may become brown and dormant in cool or cold winters. It's green color may be maintained throughout the year by overseeding during winter months. Examples are bermudas, zoysias, dichondra and kikuyu grasses.

Amended Effective:

07-21-92 (Ord. 348.3446)

**SECTION 21.75. YARD.** An open and unoccupied space on a lot on which a building is situated and, except where otherwise provided in this ordinance, open and unobstructed from the ground to the sky.

**SECTION 21.76. YARD, FRONT.** A yard extending across the full width of the lot between the side lot lines and between the front lot line and either the nearest line of the main building or the nearest line of any enclosed or covered porch. The front lot line shall be deemed to be the existing nearest right of way line of the abutting street, road or highway, unless a different right of way line for future use shall have been precisely fixed by law or ordinance, or by formal action of the Board of Supervisors pursuant to law or ordinance, in which event the front lot line shall be deemed to be such different right of way line.

**SECTION 21.77. YARD, REAR.** A yard extending across the full width of the lot between the side lot lines and measured between the rear lot line and the nearest rear line of the main building or the nearest line of any enclosed or covered porch. Where a rear yard abuts a street it shall meet front yard requirements of the district.

**SECTION 21.78. YARD, SIDE.** A yard extending from the front yard to the rear yard between the side lot line and the nearest line of the main building, or of any accessory building attached thereto.

Amended Effective:

09-22-60		11-10-65	(Ord. 348.401)
09-04-62		12-22-65	(Ord. 348.414)
12-18-63	(Ord. 348.242)	01-19-66	(Ord. 348.422)
01-15-64	(Ord. 348.251)	03-23-66	(Ord. 348.427)
03-10-64	(Ord. 348.261)	06-16-66	(Ord. 348.446)
04-15-64	(Ord. 348.265)	07-06-66	(Ord. 348.455)
05-06-64	(Ord. 348.275)	07-27-66	(Ord. 348.459)
03-30-65	(Ord. 348.356)	05-31-67	(Ord. 348.506)
06-16-65	(Ord. 348.371)	06-07-67	(Ord. 348.507)
09-15-65	(Ord. 348.391)	06-19-67	(Ord. 348.517)

Amended Effective:

08-02-67	(Ord. 348.518)	09-08-77	(Ord. 348.1588)
09-27-67	(Ord. 348.528)	02-14-78	(Ord. 348.1626)
10-16-67	(Ord. 348.531)	05-30-78	(Ord. 348.1647)
11-15-67	(Ord. 348.532)	06-20-78	(Ord. 348.1654)
12-06-67	(Ord. 348.533)	06-27-78	(Ord. 348.1658)
02-21-68	(Ord. 348.545)	08-29-78	(Ord. 348.1664)
04-17-68	(Ord. 348.556)	09-19-78	(Ord. 348.1667)
01-27-69	(Ord. 348.609)	12-19-78	(Ord. 348.1668)
03-12-69	(Ord. 348.612)	01-18-79	(Ord. 348.1674)
05-14-69	(Ord. 348.628)	04-12-79	(Ord. 348.1688)
06-16-69	(Ord. 348.600)	07-05-79	(Ord. 348.1697)
07-09-69	(Ord. 348.635)	08-21-79	(Ord. 348.1717)
07-16-69	(Ord. 348.638)	09-20-79	(Ord. 348.1702)
09-16-69	(Ord. 348.636)	11-29-79	(Ord. 348.1729-
04-15-70	(348. 348.709)		Operative 1-1-80)
04-29-70	(Ord. 348.718)	05-08-80	(Ord. 348.1785)
06-10-70	(Ord. 348.737)	09-25-80	(Ord. 348.1855)
07-22-70	(Ord. 348.753)	01-29-85	(Ord. 348.2443)
09-16-70	(Ord. 348.773)	03-05-85	(Ord. 348.2444)
09-23-70	(Ord. 348.777)	07-16-85	(Ord. 348.2496)
09-30-70	(Ord. 348.783)	08-29-85	(Ord. 348.2510)
03-11-71	(Ord. 348.859)	10-17-85	(Ord. 348.2516)
03-24-71	(Ord. 348.861)	11-12-85	(Ord. 348.2533)
05-26-71	(Ord. 348.884)	11-26-85	(Ord. 348.2535)
07-11-71	(Ord. 348.905)	01-02-86	(Ord. 348.2540)
08-25-71	(Ord. 348.910)	06-05-86	(Ord. 348.2580)
09-16-71	(Ord. 348.920)	06-06-86	(Ord. 348.2592)
11-04-71	(Ord. 348.941)	06-06-86	(Ord. 348.2566)
11-25-71	(Ord. 348.953)	08-07-88	(Ord. 348.2591)
12-02-71	(Ord. 348.952)	08-14-86	(Ord. 348.2613)
05-04-72	(Ord. 348.1023)	08-18-86	(Ord. 348.2623)
01-25-73	(Ord. 348.1125)	08-28-86	(Ord. 348.2612)
04-05-73	(Ord. 348.1173)	09-18-86	(Ord. 348.2452)
06-21-73	(Ord. 348.1180)	12-16-86	(Ord. 348.2643)
10-02-75	(Ord. 348.1469)	01-15-87	(Ord. 348.2543)
10-23-75	(Ord. 348.1468)	02-03-87	(Ord. 348.2669)
10-23-75	(Ord. 348.1468)	03-12-87	(Ord. 348.2670)
11-13-75	(Ord. 348.1476)	06-04-87	(Ord. 348.2684)
12-10-75	(Ord. 348.1481)	07-23-87	(Ord. 348.2686)
01-13-76	(Ord. 348.1489)	07-23-87	(Ord. 348.2687)
04-15-76	(Ord. 348.1497)	04-29-88	(Ord. 348.2848)
11-11-76	(Ord. 348.1536)	06-30-88	(Ord. 348.2856)
01-20-77	(Ord. 348.1540)	06-31-88	(Ord. 348.2957)
02-03-77	(Ord. 348.1545)	02-16-89	(Ord. 348.2986)
04-21-77	(Ord. 348.1564)	03-07-89	(Ord. 348.2992)

Amended Effective:

06-14-89	(Ord. 348.3010)	02-13-98	(Ord. 348.3811)
04-04-89	(Ord. 348.3023)	03-03-98	(Ord. 348.3208)
03-14-89	(Ord. 348.3010)	07-16-98	(Ord. 348.3828)
04-04-89	(Ord. 348.3023)	10-15-98	(Ord. 348.3842)
04-27-89	(Ord. 348.3018)		
04-27-89	(Ord. 348.3030)		
04-24-89	(Ord. 348.3029)		
06-06-89	(Ord. 348.3032)		
06-20-89	(Ord. 348.2989)		
07-11-89	(Ord. 348.3047)		
07-20-89	(Ord. 348.3043)		
09-05-89	(Ord. 348.3078)		
09-05-89	(Ord. 348.3053)		
09-26-89	(Ord. 348.2937)		
11-13-90	(Ord. 348.3217)		
08-13-91	(Ord. 348.3305)		
08-13-91	(Ord. 348.3341)		
10-01-91	(Ord. 348.3380)		
12-17-91	(Ord. 348.3407)		
05-05-92	(Ord. 348.3420)		
06-23-92	(Ord. 348.3444)		
07-21-92	(Ord. 348.3446)		
10-06-92	(Ord. 348.3447)		
01-19-93	(Ord. 348.3489)		
03-30-93	(Ord. 348.3481)		
04-13-93	(Ord. 348.3503)		
10-05-93	(Ord. 348.3567)		
03-01-94	(Ord. 348.3584)		
05-03-94	(Ord. 348.3571)		
05-29-94	(Ord. 348.2342)		
10-18-94	(Ord. 348.3613)		
11-08-94	(Ord. 348.3629)		
06-06-95	(Ord. 348.3677)		
09-08-95	(Ord. 348.3727)		
11-30-95	(Ord. 348.3752)		
11-30-95	(Ord. 348.3753)		
04-19-96	(Ord. 348.3770)		
07-04-96	(Ord. 348.3773)		
07-18-96	(Ord. 348.3775)		
11-29-96	(Ord. 348.3780)		
01-03-97	(Ord. 348.3781)		
06-27-97	(Ord. 348.3793)		
08-29-97	(Ord. 348.3795)		
10-23-97	(Ord. 348.3800)		
11-28-98	(Ord. 348.3804)		

ARTICLE XXII  
ENFORCEMENT, LEGAL PROCEDURE AND PENALTIES

SECTION 22.1. ENFORCEMENT. The Sheriff, District Attorney, County Surveyor, Building Inspector, County Clerk, Planning Director and all County Officials charged with the issuance of licenses and permits shall enforce the provisions of this ordinance.

SECTION 22.2. The procedures, remedies and penalties for violation of this ordinance and for recovery of costs related to enforcement are provided for in Ordinance No. 725, which is incorporated herein by this reference.

SECTION 22.3. (Deleted)

SECTION 22.4. (Deleted)

SECTION 22.5. (Deleted)

Amended Effective:

09-22-60	(Adopted)
03-07-89	(Ord. 348.2992)
03-30-93	(Ord. 348.3481)
10-05-93	(Ord. 348.3567)
03-30-93	(Ord. 348.3481)



ARTICLE XXIII  
VALIDITY

This ordinance and the various parts, sections and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby. The County Board of Supervisors hereby declares that it would have passed this ordinance and each part thereof, regardless of the fact that one or more parts thereof be declared unconstitutional or invalid.

ADOPTED: 09-22-60





ARTICLE XXIV  
AUTHENTICATION

It is hereby expressly provided and declared that this ordinance shall take effect thirty (30) days from and after its passage, and prior to the expiration of fifteen (15) days from the passage thereof shall be published once in the Riverside Enterprise, a newspaper of general circulation, printed and published in the County of Riverside, together with the names of the members of the Board of Supervisors voting for and against the same.

ADOPTED: 09-22-60