



RIVERSIDE COUNTY PLANNING COMMISSION

• John Roth • John Snell • John Petty • Jim Porras • Jan Zuppardo •

(DRAFTED 10/06/10)

1:00 p.m. – 5:00 p.m.

OCTOBER 27, 2010

AGENDA

• SPECIAL MEETING - WORKSHOPS •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR, BOARD CHAMBERS
RIVERSIDE, CALIFORNIA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

The purpose of the workshops is to present information to the Planning Commission and the public in anticipation of future public hearings. If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or e-mail at dbowie@rctlma.org. Requests must be made at least 48 hours prior to the scheduled meeting. Later requests will be accommodated to the extent feasible.

1.0 CONSENT CALENDAR

1.1 **ADOPTION OF 2011 PLANNING COMMISSION CALENDAR**

1.2 **ELECTION OF PLANNING COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR 2011**

2.0 PRESENTED FOR BLOCK HEARING AND APPROVAL, UNLESS COMMISSIONER OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER: 9:00 a.m. or as soon as possible thereafter.

NONE

3.0 General Plan Amendment Initiation Proceedings: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

NONE

4.0 Public Hearing: 9:00 a.m. or as soon as possible thereafter:

NONE

5.0 WORKSHOPS: 1:00 p.m. or as soon as possible thereafter:

5.1 **WINE COUNTRY COMMUNITY PLAN - DESIGN GUIDELINES** - A workshop presenting design guidelines for the Wine Country Community Plan area and introducing a signage plan for streetscapes on Rancho California Road and De Portola Road. Project Planner, Mitra Mehta-Cooper at 951-955-8514 or e-mail mmehta@rctlma.org

- 5.2 **ORDINANCE NO. 348 - COMPREHENSIVE REVISION** – A workshop presenting new Chapter 6 of Ordinance No. 348 which comprehensively revises substantially all zoning classifications in existing Articles V through XVIIa. Copies of both the existing and proposed ordinances can be found on the Planning Department’s website (www.rctlma.org/planning). Project Planner, Adam Rush, at 951-955-6646 or e-mail arush@rctlma.org

- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA.

- 7.0 DIRECTOR’S REPORT

- 8.0 COMMISSIONER’S COMMENTS

Agenda Item No.: 5.1
Area Plan: All Area Plans
Zoning District: All Zoning Districts and Areas
Supervisory District: All Supervisory Districts
Project Planner: Adam Rush
Planning Commission: 10/27/2010

Ordinance No. 348 Comprehensive Revision
E.A./EIR Number: CEQA Pending
Applicant: County of Riverside
Engineer/Representative: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

WORKSHOP DESCRIPTION:

Planning staff will present new Chapter 6 of Ordinance No. 348 which comprehensively revises substantially all the zones in existing Articles V through XVIIa. In an effort to make Ordinance No. 348 more user friendly and easier to amend, it has been reformatted into chapters. To facilitate the Planning Commission's review, a summary page for each zone has been included that describes all new zones and all changes made to existing zones. A section entitled "major changes" has also been included that highlights the substantive changes that were made from the existing to the proposed version of Ordinance No. 348. All changes have been provided in a redline/strikeout format to allow a more detailed review. Following completion of the workshop process, a clean format of each zone will be provided.

Each zone has been written or rewritten to describe three types of uses - "authorized uses" which are those uses authorized in a zone, either with or without a permit; "allowed uses" which are those uses authorized in a zone without a permit (more commonly known as "by-right" uses); and "conditionally permitted uses" which are those uses authorized in a zone with a permit. This change was necessary because in each existing zone the term "uses permitted" was ambiguously used to mean each of the above at different times resulting in considerable potential for confusion.

Each zone has also been written or rewritten to replace the existing term "plot plan" with the term "minor conditional use permit." This change was necessary because "plot plan" is not a legally recognized term. Moreover, the term "plot plan" has been inappropriately used to describe a wide variety of approvals. As revised, the ordinance clarifies that a "minor conditional use permit" is required for those uses that currently require a Planning Director hearing and determination. The term "site plan" will be added to describe administrative approvals that are now referred to as "over the counter plot plans" or "plot plans not requiring a public hearing." This addition will appear in the new procedural provisions of the ordinance that will be the subject of the next workshop.

This workshop is not a public hearing. The purpose of the workshop is to present information to the Planning Commission and the public in anticipation of future public hearings. Copies of both the existing and revised ordinances were made available on the Planning Department's website prior to the workshop (www.rctlma.org/planning).

BACKGROUND:

Ordinance No. 348 (commonly referred to as the Riverside County Land Use Ordinance) was drafted in the 1940's. At that time, the ordinance addressed the rural and agricultural nature of the County and contained permitting provisions for a wide variety of uses without a cohesive pattern for implementation. Only a handful of zones covered the entire County and were comprised of both commercial and residential uses along with broad allowances for agricultural activities. Over the years, Ordinance No. 348 has been expanded and amended on a case-by-case basis, which, given the passage of time, has created inconsistencies and implementation problems for County Departments. In 2004, the Planning

Department initiated a comprehensive revision which resulted in proposed Ordinance No. 850. This was a new ordinance, in that it would have repealed and replaced Ordinance No. 348 in its entirety. Several key flaws were identified in Ordinance No. 850 that resulted in a refocused effort on the existing ordinance. Since 2007, the Planning Department, in partnership with County Counsel, has been engaged in the comprehensive revision of Ordinance No. 348. Given the scope of the revisions and the volume of the documents pertaining to those revisions, the Planning Department has scheduled workshops to enable the Planning Commission to review portions of the ordinance before any public hearings. All proposed changes and additions to Ordinance No. 348 are the result of many hours of careful thought and consideration. Problems with the existing ordinance were specifically identified and language crafted to resolve those problems in a way that addresses the County's changing needs.

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Date Prepared: 09/23/2010

Date Revised: 10/14/2010 by A.Rush

CHAPTER 6. ZONES

6.1 ARTICLE ~~VI~~ 1

R-1 ZONE

(ONE FAMILY DWELLINGS)

The following regulations shall apply in ~~all the~~ R-1 Zones.

SECTION ~~6.1-06.1.01~~ AUTHORIZED USES PERMITTED.

a. ALLOWED USES. The following uses are allowed.

~~a. The following uses shall be permitted in the R-1 Zone:~~

- (1) One family dwellings.
- (2) Planned residential developments, provided a land division has been approved pursuant to the provisions of Ordinance No. 460 and the development standards in section XXX or section XXX of this ordinance. Planned residential developments pursuant to this subsection shall not be allowed unless the tentative land division map has been approved prior to the effective date of this ordinance (Ordinance No. 348.XXX, effective XXX, 2011).
~~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.~~
- (3) 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 of~~ products from such uses and one unlighted sign that does not exceed two square feet in size pertaining to the sale of such products.
- (4) Future Farmers of America (FFA) or 4-H projects ~~conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.~~
- (5) The noncommercial keeping or raising of horses on lots ~~not less than~~ 20,000 square feet or larger 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 lot~~ 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 are~~ allowed. If a lot is one acre or larger more in area, ~~poultry, crowing fowl (chickens only)~~ poultry (not including crowing fowl), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The ~~poultry, crowing fowl, poultry (not including crowing fowl)~~, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet

from any ~~property lot~~ line and not less than 50 feet from any ~~off-site residence-dwelling~~ and shall be ~~kept maintained on the rear portion of the lot on the rear part of the lot between the rear lot line and the farthest rear wall of the dwelling~~ in conjunction with a residential use. If a lot is two acres or ~~larger more in area~~, two sheep or goats, or a combination thereof, ~~may be kept in addition thereto are also allowed~~ provided they are kept not less than 100 feet from any street, 20 feet from any ~~property lot~~ line and 50 feet from any ~~residence-off-site dwelling~~.

~~Home occupations.~~

- (6) The noncommercial keeping or raising of not more than four ~~(4)~~ mature female crowing fowl (chickens only) on lots ~~or parcels between~~ from 7,200 square feet ~~and to 39,999~~ 40,000 square feet or not more than 12 mature female crowing fowl (chickens only) on lots ~~of~~ 40,000 square feet or ~~larger more for the use of the occupants of the premises.~~ ~~The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.~~
- (7) The noncommercial keeping or raising of not more than one ~~(1)~~ miniature pig on lots from 7,200 to ~~19,999~~ 20,000 square feet or not more than two ~~(2)~~ miniature pigs on lots ~~of not less than~~ 20,000 square feet or larger subject to the following conditions:
- ~~(a) Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.~~
 - ~~(b) Any miniature pig kept or maintained on a lot with a use permitted under section 6.1.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.~~
 - ~~(c) No miniature pig may weigh more than two hundred (200) pounds.~~
 - ~~(d) Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.~~
 - ~~(e) The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.~~
- (8) The ~~O~~outside storage of materials is allowed as an accessory use on ~~improved lots or parcels of~~ from one-half acre to one acre provided the amount is limited to ~~one hundred (100)~~ 100 square feet with a maximum height of three ~~(3)~~ feet and is allowed as an accessory use on ~~improved lots or parcels of~~ one acre or ~~more larger~~ provided the amount is limited to ~~two hundred (200)~~ 200 square feet with a maximum height of three ~~(3)~~ feet.

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX 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 one family dwelling 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) Child day care centers.

~~Class 1 kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.~~

(3) Nurseries, ~~horticultural.~~

(4) Public and private parks, playgrounds, golf courses (excluding commercial miniature golf facilities), and country clubs.
~~Public parks and playgrounds, golf courses with standard length fairways, and country clubs.~~

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

~~e. 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. Deleted~~

~~e. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance:~~

(1) Churches, temples and other places of religious worship.

(2) Mobilehome parks.

SECTION 6.2-06.1.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the R-1 Zone.

a. LOT SIZE. The minimum lot size shall be 5,500 square feet. On flag lots, the minimum lot size 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.

- b. LOT WIDTH. The minimum average lot width shall be 60 feet. The portion of a lot used for access on flag lots shall have a minimum width of 20 feet and shall not be considered in determining the average lot width.
- c. LOT DEPTH. The minimum average lot depth shall be 100 feet.
- d. LOT FRONTAGE. The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the setback line.
- e. LOT COVERAGE. A maximum of 50 percent of the area of a lot may be occupied by buildings.
- e. SETBACKS. The following setback requirements shall apply.
- (1) The minimum front setback shall be 20 feet.
 - (2) The minimum rear setback shall be 10 feet.
 - (3) The minimum side setback from the lot line of any other lot shall be three feet or ten percent of the lot width, whichever is greater; provided, however, that such side setback need not be greater than five feet. On corner and reversed corner lots, the minimum side setback from the street shall be ten feet or 20 percent of the width of the lot, whichever is smaller. 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.
- af. HEIGHT. Building height shall not exceed three stories, with a maximum height of 40 feet. No building or structure shall exceed 40 feet in height. No building shall exceed three stories.
- 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 cu-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 dwelling.~~

SECTION 6.3-.06.1.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the R-1 Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.2 ARTICLE VIa-2

R-1A ZONE

(ONE FAMILY DWELLINGS - MOUNTAIN RESORT)

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

SECTION ~~6.25-~~06.2.01 AUTHORIZED USES PERMITTED.

a. ALLOWED USES. The following uses are allowed.

- (1) One family dwellings.
- (2) Planned residential developments, provided a land division has been approved pursuant to the provisions of Ordinance No. 460 and the development standards in section XXX or section XXX of this ordinance. Planned residential developments pursuant to this subsection shall not be allowed unless the tentative land division map has been approved prior to the effective date of this ordinance (Ordinance No. 348.XXX, effective XXX, 2011).
~~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 if this ordinance.~~
- (3) Field crops, flower and vegetable gardening, tree crops, and greenhouses (used only for purposes of propagation and culture), including the sale of products from such uses and one unlighted sign that does not exceed two square feet in size pertaining to the sale of such products.
~~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 on unlighted sign that does not exceed two square feet in size pertaining to the sale of products.~~
- (4) Future Farmers of America (FFA) or 4-H projects ~~conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.~~

~~Home Occupations:~~

~~Real estate offices and insurance offices conducted as home occupations:~~

~~Amended Effective:~~

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

- (5) The noncommercial keeping or raising of horses on lots 20,000 square feet or larger and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any lot line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot are allowed. If a lot is one acre or larger, poultry (not including crowing fowl), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry (not including crowing fowl), rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any lot line and not less than 50 feet from any off-site dwelling and shall be kept on the rear part of the lot between the rear lot line and the farthest rear wall of the dwelling in conjunction with a residential use. If a lot is two acres or larger, two sheep or goats, or a combination thereof, are also allowed provided they are kept not less than 100 feet from any street, 20 feet from any lot line and 50 feet from any off-site dwelling.

~~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, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and other small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.~~

~~Amended Effective:~~

~~02-12-99 (Ord. 348.3857)~~

~~09-15-00 (Ord. 348.3954)~~

- (6) The noncommercial keeping or raising of not more than four ~~(4)~~ mature female crowing fowl (chickens only) on lots ~~or parcels between~~ from 7,200 square feet ~~and to 39,999~~ 40,000 square feet or not more than 12 mature female crowing fowl (chickens only) on lots ~~of~~ 40,000 square feet or ~~more larger for the use of the occupants of the premises.~~ ~~The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.~~

~~Amended Effective:~~

~~09-15-00 (Ord. 348.3954)~~

- (7) The noncommercial keeping or raising of not more than one ~~(1)~~ miniature pig on lots from 7,200 to ~~19,999~~ 20,000 square feet or not more than five ~~(2)~~ miniature pigs on lots ~~of not less than~~ 20,000 square feet ~~or larger, subject to the following conditions:~~

~~a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department~~

~~b. Any miniature pig kept or maintained on a lot with a use permitted under section 6.25.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.~~

~~c. No miniature pig may weigh more than two hundred (200) pounds.~~

~~d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.~~

~~e. The miniature pig must be kept in an enclosure that is not closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.~~

~~Added Effective:~~

~~02-12-99 (Ord. 348.3857)~~

~~(8) Outside storage of materials is allowed as an accessory use on lots from one-half acre to one acre provided the amount is limited to 100 square feet with a maximum height of three feet and is allowed as an accessory use on lots one acre or larger provided the amount is limited to 200 square feet with a maximum height of three feet. (11) The outside storage of materials on improved lots or parcels of one half acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.~~

~~Amended Effective:~~

~~09-15-00 (Ord. 348.3954)~~

~~12-21-00 (Ord. 348.3966)~~

~~02-24-04 (Ord. 348.4087)~~

~~b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.~~

~~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-one family dwelling 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) Child day care centers.~~

~~Class 1 kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.~~

- (3) Nurseries, ~~horticultural.~~
- (4) Public and private parks, playgrounds, golf courses (excluding commercial miniature golf facilities), and country clubs.
~~Public parks and public playgrounds, golf courses with standard length fairways, and country clubs~~
- (4) Real estate offices and insurance offices, including such offices operated from a one family dwelling.

~~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. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.
The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

- (1) Churches, temples, or other places of religious worship.
- (2) Mobilehome parks.
- (1) ~~Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.~~

d. ~~The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance:~~

- (1) ~~Churches, temples and other places of religious worship.~~

~~Amended Effective:~~

- ~~07-16-98 (Ord. 348.3828)~~
- ~~02-12-99 (Ord. 348.3857)~~
- ~~09-10-99 (Ord. 348.3881)~~
- ~~10-21-99 (Ord. 348.3888)~~

~~Added Effective:~~

- ~~10-21-99 (Ord. 348.3888)~~

~~SECTION 6.26-06.2.02 OTHER REGULATIONS-DEVELOPMENT STANDARDS. The following development standards shall apply in the R-1A Zone.~~

- a. LOT SIZE. The minimum lot size shall be 7,200 square feet. On flag lots, the minimum lot size 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.
- b. LOT COVERAGE. A maximum of 50 percent of the area of a lot may be occupied by buildings.
- c. SETBACKS. The following setback requirements shall apply.
- (1) The minimum front setback shall be 20 feet.
 - (2) The minimum rear setback shall be 10 feet.
 - (3) The minimum side setback from the lot line of any other lot shall be three feet or ten percent of the lot width, whichever is greater; provided, however, that such side setback need not be greater than five feet. On corner and reversed corner lots, the minimum side setback from the street shall be ten feet or 20 percent of the width of the lot, whichever is smaller.
- d. HEIGHT. No building or structure shall exceed 40 feet in height. No building shall exceed three stories.

- ~~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 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~~

~~07-26-66 (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)~~

~~02-12-99 (Ord. 348.3857)~~

~~07-23-99 (Ord. 348.3881)~~

~~09-10-99 (Ord. 348.3883)~~

~~12-21-00 (Ord. 348.3966)~~

~~SECTION 13.3-06.2.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the R-1A Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.~~

CHAPTER 6. ZONES

6.3 ARTICLE 7-3

R-2 ZONE

(MULTIPLE FAMILY DWELLINGS)

The following regulations shall apply in ~~all the~~ R-2 Zones.

SECTION 06.3.01 AUTHORIZED USES PERMITTED.

a. ALLOWED USES. The following uses are allowed.

- (1) One family dwellings.
- (2) One family dwellings developed as restricted ~~single one~~ family residential subdivisions, provided a land division has been approved pursuant to the provisions of Ordinance No. 460 and the requirements and development standards in section XXX of this ordinance. Restricted one family residential subdivisions pursuant to this subsection shall not be authorized unless the tentative land division map has been approved prior to the effective date of this ordinance (Ordinance No.348.XXX, effective XXX, 2011)–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.
~~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.~~
- (3) Planned residential developments, provided a land division has been approved pursuant to the provisions of Ordinance No. 460 and the development standards in section XXX or section XXX of this ordinance. Planned residential developments pursuant to this subsection shall not be authorized unless the tentative land division map has been approved prior to the effective date of this ordinance (Ordinance No.348.XXX, effective XXX, 2011).
~~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.~~
~~On-site signs, affixed to building walls, stating the name of the structure, use, or institutions, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.~~
- (4) Field crops, flower and vegetable gardening, tree crops, and greenhouses (used only for purposes of propagation and culture), including the sale of products from such uses and one unlighted sign that does not exceed two square feet in size pertaining to the sale of such products.
~~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.~~

- (5) ~~Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.~~

- (6) The noncommercial keeping or raising of horses on lots 20,000 square feet or larger and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any lot line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot are allowed. If a lot is one acre or larger, poultry (not including crowing fowl), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry (not including crowing fowl), rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any lot line and not less than 50 feet from any off-site dwelling and shall be kept on the rear part of the lot between the rear lot line and the farthest rear wall of the dwelling in conjunction with a residential use. If a lot is two acres or larger, two sheep or goats, or a combination thereof, are also allowed provided they are kept not less than 100 feet from any street, 20 feet from any lot line and 50 feet from any off-site dwelling.

~~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, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.~~

- (7) The noncommercial keeping or raising of not more than four mature female crowing fowl (chickens only) on one family residential lots from 7,200 square feet to 40,000 square feet or not more than 12 mature female crowing fowl (chickens only) on one family residential lots 40,000 square feet or larger. The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on single family residential lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on single family residential lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.

~~Home occupations:~~

- (8) ~~The noncommercial keeping or raising of not more than one miniature pig on lots from 7,200 to 20,000 square feet or not more than two miniature pigs on lots 20,000 square feet or larger. The noneommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:~~
- ~~a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.~~
 - ~~b. Any miniature pig kept or maintained on a lot with a use permitted under section 7.1.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.~~
 - ~~c. No miniature pig may weigh more than two hundred (200) pounds.~~
 - ~~d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.~~
 - ~~e. The miniature pig must be kept in an enclosure than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.~~
- (9) ~~Outside storage of materials is allowed as an accessory use on lots from one-half acre to one acre provided the amount is limited to 100 square feet with a maximum height of three feet and is allowed as an accessory use on lots one acre or larger provided the amount is limited to 200 square feet with a maximum height of three feet. The outside storage of materials on improved lots or parcels one half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one care or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.~~
- b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. ~~The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX 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, m~~Multiple family dwellings, ~~bungalow courts~~ and apartment houses.
 - (2) Beauty shops operated from a ~~home~~ one family dwelling by its inhabitants ~~where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.~~
 - (3) Boarding, rooming and lodging houses.

(4) Child day care centers.

(5) Churches, temples and other places of religious worship.

(6) ~~Churches, educational institutions, public libraries, museums and art galleries not operated for compensation or profit.~~

~~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.~~

~~Congregate care residential facilities.~~

(7) Nurseries, ~~horticultural.~~

(8) Public and private parks, playgrounds, golf courses (excluding commercial miniature golf facilities), and country clubs.

~~Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.~~

~~Class I kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.~~

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.

The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

~~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.~~

~~Congregate care residential facilities, developed pursuant to Section 19.103 of this ordinance.~~

SECTION 7.2-.06.3.02. DEVELOPMENT STANDARDS. The following development standards shall apply in the R-2 Zone.

a. LOT SIZE. The minimum lot size shall be 7,200 square feet; provided, however, that for any residential use which includes more than one dwelling, the minimum lot size shall be 2,500 square feet for each dwelling or 7,200 square feet, whichever is larger. On flag lots, the minimum lot size 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.

b. LOT COVERAGE. A maximum of 60 percent of the area of a lot may be occupied by buildings.

c. SETBACKS. The following setback requirements shall apply.

(1) The minimum front setback shall be 20 feet.

(2) The minimum rear setback shall be 10 feet.

(3) The minimum side setback from the lot line of any other lot shall be three feet or ten percent of the lot width, whichever is greater; provided, however, that such side setback need not be greater than five feet. On corner and reversed corner lots, the minimum side setback from the street shall be ten feet or 20 percent of the width of the lot, whichever is smaller.

d. HEIGHT. No building or structure shall exceed 40 feet in height. No building shall exceed three stories.

e. BUILDING SEPARATION. Any two-story main building shall be separated by a minimum of 15 feet from any other main building on the same lot. Any one-story main building shall be separated by a minimum of ten feet from any other one-story main building on the same lot.

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

~~SECTION 7.3. REQUIRED LOT AREA. Lot area shall be not less than 7,200 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.~~

~~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.~~

~~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.~~

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

~~SECTION 7.7. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.~~

~~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.~~

(THE FOLLOWING SECTION, CURRENT SECTION 7.11. SHALL BE RELOCATED FROM THIS ARTICLE AND PLACED WITH THE OTHER INACTIVE SPECIAL RESIDENTIAL DEVELOPMENT SECTIONS, I.E. CURRENT SECTIONS 18.5 AND 18.6.)

SECTION 7.11. REDISTRICTED 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 and 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 housing 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.~~

~~e. 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 redistricted 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.~~
 - ~~a) A fencing plan including details of proposed materials to be used.~~

- b) ~~Dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square footage and heights of individual units.~~
- c) ~~Proposed phasing plan showing the planned sequence of subdivision map recordation and development.~~

(3) ~~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) ~~8 1/2" 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 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 right of ways 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 a 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 Subsection d. and e. above, however, shall prohibit individual homeowners from constructing structural additions or necessary 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 if 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 sin-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 environments, 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 elevation, 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.~~

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CHAPTER 6. ZONES

6.4 ARTICLE VIIa 7a-4

R-2A ZONE

(LIMITED MULTIPLE FAMILY DWELLINGS)

The following regulations shall apply in ~~all the~~ R-2A Zones:

SECTION ~~7.25-06.4.01~~ 7.25-06.4.01 AUTHORIZED USES PERMITTED.

a. ALLOWED USES. The following uses are allowed.

(1) One family dwellings.

(2) Planned residential developments, provided a land division has been approved pursuant to the provisions of Ordinance No. 460 and the development standards in section XXX or section XXX of this ordinance. Planned residential developments pursuant to this subsection shall not be authorized unless the tentative land division map has been approved prior to the effective date of this ordinance (Ordinance No.348.XXX, effective XXX, 2011).

~~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.~~

(3) Field crops, flower and vegetable gardening, tree crops, and greenhouses (used only for purposes of propagation and culture), including the sale of products from such uses and one unlighted sign that does not exceed two square feet in size pertaining to the sale of such products.

~~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.~~

(4) Future Farmers of America (FFA) or 4-H projects, ~~conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.~~

~~Home occupations:~~

~~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.~~

- (5) The noncommercial keeping or raising of horses on lots 20,000 square feet or larger and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any lot line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot are allowed. If a lot is one acre or larger, poultry (not including crowing fowl), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry (not including crowing fowl), rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any lot line and not less than 50 feet from any off-site dwelling and shall be kept on the rear part of the lot between the rear lot line and the farthest rear wall of the dwelling in conjunction with a residential use. If a lot is two acres or larger, two sheep or goats, or a combination thereof, are also allowed provided they are kept not less than 100 feet from any street, 20 feet from any lot line and 50 feet from any off-site dwelling.

~~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, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and other small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.~~

- (6) The noncommercial keeping or raising of not more than four mature female crowing fowl (chickens only) on lots from 7,200 square feet to 40,000 square feet or not more than 12 mature female crowing fowl (chickens only) on lots 40,000 square feet or larger. The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on single family residential lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on single family residential lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.

- (7) The noncommercial keeping or raising of not more than one miniature pig on lots from 7,200 to 20,000 square feet or not more than two miniature pigs on lots 20,000 square feet or larger. The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following:

- a. ~~Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.~~

- ~~b. Any miniature pig kept or maintained on a lot with a use permitted under section 7.25.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.~~
- ~~c. No miniature pig may weigh more than two hundred (200) pounds.~~
- ~~d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.~~
- ~~e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.~~

- (8) Outside storage of materials is allowed as an accessory use on lots from one-half acre to one acre provided the amount is limited to 100 square feet with a maximum height of three feet and is allowed as an accessory use on lots one acre or larger provided the amount is limited to 200 square feet with a maximum height of three feet.
~~The outside storage of materials on improved lots or parcels of one half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.~~

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

- (1) ~~Two family dwellings, m~~Multiple family dwellings and apartment houses.
- (2) Beauty shops operated from a ~~home~~one family dwelling by its inhabitants ~~where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.~~
- (3) Child day care centers.
- (4) Churches, temples and other places of religious worship.

~~Class I kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.~~

- (5) Nurseries, ~~horticultural.~~
- (6) Public and private parks, playgrounds, golf courses (excluding commercial miniature golf facilities), and country clubs.
~~Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.~~

~~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. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.
The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

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

SECTION 7.26-06.4.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the R-2A Zone.

a. LOT SIZE. The minimum lot size shall be 7,200 square feet.

b. LOT WIDTH. The minimum average lot width shall be 60 feet.

c. LOT DEPTH. The minimum average lot depth shall be 100 feet.

b. LOT COVERAGE. A maximum of 60 percent of the area of a lot may be occupied by buildings.

c. SETBACKS. The following setback requirements shall apply.

(1) The minimum front setback shall be 20 feet.

(2) The minimum rear setback shall be 10 feet.

(3) The minimum side setback shall be five feet.

d. HEIGHT. No building or structure shall exceed 30 feet in height. No building shall exceed two stories.

e. BUILDING SEPARATION. Any two-story main building shall be separated by a minimum of 15 feet from any other main building on the same lot. Any one-story main building shall be separated by a minimum of ten feet from any other one-story main building on the same lot.

~~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.~~

~~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.~~

SECTION 7.27-06.4.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the R-2A Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.5 ARTICLE VIII 5

R-3 ZONE

(GENERAL RESIDENTIAL)

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

SECTION 06.5.01 AUTHORIZED USES PERMITTED.

a: ALLOWED USES. 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 dwellings.
- (2) One family dwellings developed as restricted ~~single one~~ family residential subdivisions, provided a land division has been approved pursuant to the provisions of Ordinance No. 460 which is subject to the requirements and development standards of ~~Section 7.11 section XXX~~ of this ordinance. Restricted single-family residential subdivisions pursuant to this subsection shall not be authorized unless the tentative land division map has been approved prior to the effective date of this ordinance (Ordinance No. 348. XXX, effective XXX, 2011). ~~The provisions of Sections 8.2 of this ordinance shall not be applicable to developments under this permitted use.~~

~~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.~~

- (3) Planned residential developments, provided a land division has been approved pursuant to the provisions of Ordinance No. 460 and the development standards in section XXX or section XXX of this ordinance. Planned residential developments pursuant to this subsection shall not be authorized unless the tentative land division map has been approved prior to the effective date of this ordinance (Ordinance No. 348. XXX, effective XXX, 2011).

~~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.~~

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

- (4) Field crops, flower and vegetable gardening, tree crops, and greenhouses (used only for purposes of propagation and culture), including the sale of products from such uses and one unlighted sign that does not exceed two square feet in size pertaining to the sale of

~~such products. 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.~~

- (5) ~~Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.~~

~~Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.~~

~~Home occupations.~~

~~On-site signs, affixed to building walls, stating the name of the structure, use, or institutions, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.~~

- (6) ~~The noncommercial keeping or raising of horses on lots 20,000 square feet or larger and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any lot line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot are allowed. If a lot is one acre or larger, poultry (not including crowing fowl), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry (not including crowing fowl), rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any lot line and not less than 50 feet from any off-site dwelling and shall be kept on the rear part of the lot between the rear lot line and the farthest rear wall of the dwelling in conjunction with a residential use. If a lot is two acres or larger, two sheep or goats, or a combination thereof, are also allowed provided they are kept not less than 100 feet from any street, 20 feet from any lot line and 50 feet from any off-site dwelling.~~

~~The noneommercial keeping of horse 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, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.~~

- (7) The noncommercial keeping or raising of not more than four mature female crowing fowl (chickens only) on one-family dwelling lots from 7,200 square feet to 40,000 square feet or not more than 12 mature female crowing fowl (chickens only) on one family dwelling lots 40,000 square feet or larger.
- (8) The noncommercial keeping or raising of not more than one miniature pig on lots from 7,200 to 20,000 square feet or not more than two miniature pigs on lots 20,000 square feet or larger.
- (9) Outside storage of materials is allowed as an accessory use on lots smaller than one-half acre provided the amount is limited to 100 square feet with a maximum height of three feet and is allowed as an accessory use on lots one-half acre or larger provided the amount is limited to 200 square feet with a maximum height of three feet.

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

- (1) ~~Two family dwellings, m~~Multiple family dwellings ~~bungalow courts~~ and apartment houses.
- (2) Beauty shops, including beauty shops operated from a one family dwelling by its inhabitants. ~~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.~~
- (3) Boarding, rooming and lodging houses.
- (4) Child day care centers.
- (5) Churches, temples, and other places of religious worship.

~~The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on single family residential lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on single family residential lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.~~

~~Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involved crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.~~

- (6) Fraternity and sorority houses.
- (7) Hotels, resort hotels, and motels.

~~Nursery schools for preschool day care.~~

~~Institutions for the aged licensed by the California State Department of Social Welfare or the County Department of Public Welfare.~~

- (8) ~~Churches, educational institutions, public libraries, museums and art galleries not operated for compensation or profit.~~

~~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.~~

~~Congregate care residential facilities.~~

- (9) ~~Lodge Nonprofit clubs and lodge halls.~~

- (10) Nurseries, ~~horticultural.~~

- (11) Offices, including medical, dental, chiropractic, law, ~~insurance offices,~~ architectural, engineering, community planning and real estate; provided, ~~however, that there is no outdoor storage of materials; shall be authorized equipment, or vehicles, other than passenger cars.~~

~~The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:~~

- ~~a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.~~
- ~~b. Any miniature pig kept or maintained on a lot with a use permitted under section 8.1.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.~~
- ~~c. No miniature pig may weigh more than two hundred (200) pounds.~~
- ~~d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises. Provided, however, such pig may be off such premises if under restraint of a competent person.~~
- ~~e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and~~

~~no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.~~

- (11) Public and private parks, playgrounds, golf courses (excluding commercial miniature golf facilities), and country clubs.

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.
The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

~~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 lots areas 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.~~

~~c. The outside storage of materials on improved lots or parcels of one half acre to once acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.~~

SECTION 8.2-06.5.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the R-3 Zone.

- a. LOT SIZE. The minimum lot size shall be 5,500 square feet.
- b. LOT WIDTH. The minimum average lot width shall be 40 feet.
- c. LOT DEPTH. The minimum average lot depth shall be 80 feet.
- d. SETBACKS. The following setback requirements shall apply:
- (1) The minimum front setback shall be ten feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum front setback of ten feet plus two feet for each foot by which the height exceeds 35 feet.

- (2) The minimum rear setback shall be ten feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum rear setback of ten feet plus two feet for each foot by which the height exceeds 35 feet.
- (3) The minimum side setback from any street shall be ten feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum setback of ten feet plus two feet for each foot by which the height exceeds 35 feet.
- (4) The minimum side setback from the lot line of any other lot shall be five feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum setback of five feet plus two feet for each foot by which the height exceeds 35 feet.

e. LOT COVERAGE. A maximum of 50 percent of the area of a lot may be occupied by buildings.

f. HEIGHT. No building or structure shall exceed 50 feet in height unless a height up to 75 feet is permitted pursuant to the provisions of section XXX of this ordinance.

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 setback 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.~~

SECTION 8.3-06.5.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the R-3 Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

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CHAPTER 6. ZONES

6.6 ARTICLE VIII 8a-6

R-3A ZONE

(VILLAGE TOURIST RESIDENTIAL)

The following regulations shall apply in ~~all the~~ R-3A Zones.

~~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.~~ 06.6.01 AUTHORIZED USES PERMITTED.

a. ALLOWED USES. The following uses are ~~permitted in the R-3A Zone:~~ allowed.

(1) One family dwellings.

(2) Planned residential developments, provided a land division has been approved pursuant to the provisions of Ordinance No. 460 and the development standards in section XXX or section XXX of this ordinance. Planned residential developments pursuant to this subsection shall not be authorized unless the tentative land division map has been approved prior to the effective date of this ordinance (Ordinance No.348.XXX, effective XXX, 2011).

~~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.~~

(3) Field crops, flower and vegetable gardening, tree crops, and greenhouses (used only for purposes of propagation and culture), including the sale of products from such uses and one unlighted sign that does not exceed two square feet in size pertaining to the sale of such products. 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.

~~Repealed.~~

~~Home occupations.~~

(4) The noncommercial keeping or raising of not more than one ~~(1)~~ miniature pig on lots from 7,200 to ~~19,999~~ 20,000 square feet or not more than two ~~(2)~~ miniature pigs on lots ~~of not less than~~ 20,000 square feet or larger; ~~subject to the following conditions:~~

- ~~a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.~~
- ~~b. Any miniature pig kept or maintained on a lot with a use permitted under section 7.1.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.~~
- ~~c. No miniature pig may weigh more than two hundred (200) pounds.~~
- ~~d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.~~
- ~~e. The miniature pig must be kept in an enclosure than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.~~

(5) Outside storage of materials is allowed as an accessory use on lots from one-half acre to one acre provided the amount is limited to 100 square feet with a maximum height of three feet and is allowed as an accessory use on lots one acre or larger provided the amount is limited to 200 square feet with a maximum height of three feet.

~~The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.~~

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT (COTTAGE COMMERCIAL USES). The following cottage commercial uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance. All cottage commercial uses must be conducted entirely within a one family dwelling, must be secondary to the principal use of the one family dwelling as a residence, and shall not be permitted to employ more than two persons who are not residents of the one family dwelling.

~~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) Bakery shops for baked goods produced on premises.
- (4) Beauty and barber shops.

(5) ~~Dwelling, b~~Bed and breakfast inns.

(6) Blue print and duplicating services.

(7) Bookstores and binders.

(8) Boutique shops.

(9) Catering services.

~~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.~~

(10) Ceramics.

(11) Confectionaries and candy stores.

(12) Costume design studios.

(13) Florist shops.

(14) Gift shops.

(15) Hobby shops.

(16) Interior decorating shops.

(17) Jewelry stores with incidental repairs.

(18) Locksmith shops.

(19) Mail order businesses.

(20) Manufacturer's agents.

(21) Music stores.

~~Public parks and playgrounds, golf courses with standard length fairways, and country clubs.~~

(22) Recreational and sporting goods stores.

(23) Shoe repair shops.

- (24) Shoeshine stands.
- (25) Stained glass assembly.
- (26) Tailor shops.
- (27) Tourist information centers.
- (28) Toy shops.
- (29) Travel agencies.
- (30) Watch repair shops.
- (31) Wedding chapels.

c. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

- (1) Child Day Care Centers.
- (2) Churches, temples and other places of religious worship, ~~educational institutions, public libraries and museums not operated for compensation or profit.~~
- (3) Libraries and museums.
- (4) Public and private parks, playgrounds, golf courses (excluding commercial miniature golf facilities), and country clubs.
- (5) 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. Video arcades, riding academies and facilities involving motor driven vehicles are not included.

d. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

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

- (1) Ambulance services.
- (2) Apartments ~~houses~~.
- (3) Automobile and truck repair and service stations.

~~Bungalow courts.~~

~~Country clubs.~~

~~Golf courses with standard length fairways.~~

- (4) Hotels, resort hotels, and motels.

~~If any use that is not specifically listed in Subsection 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.~~

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

- (5) Mobilehome parks ~~developed pursuant to Section 19.91 of this ordinance.~~

~~Nursery schools for preschool day care.~~

- (6) Offices, including ~~business,~~ medical, dental, chiropractic, law, insurance, architectural, and engineering, community planning and real estate; provided, however, that no outdoor storage of materials shall be authorized.

- (7) Parking lots.

- (8) Recreational vehicle parks.

~~SECTION 8.26-06.6.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the R3-A Zone.~~

~~a. LOT SIZE. The minimum lot size shall be 9,000 square feet.~~

~~b. LOT WIDTH. The minimum average lot width shall be 60 feet.~~

~~c. LOT DEPTH. The minimum average lot depth shall be 100 feet.~~

~~d. SETBACKS. The following setback requirements shall apply:~~

- (1) The minimum front setback shall be ten feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum front setback of ten feet plus two feet for each foot by which the height exceeds 35 feet.

- (2) The minimum rear setback shall be ten feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum rear setback of ten feet plus two feet for each foot by which the height exceeds 35 feet.
- (3) The minimum side setback from any street shall be ten feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum setback of ten feet plus two feet for each foot by which the height exceeds 35 feet.
- (4) The minimum side setback from the lot line of any other lot shall be five feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum setback of five feet plus two feet for each foot by which the height exceeds 35 feet.

e. LOT COVERAGE. A maximum of 50 percent of the area of a lot may be occupied by buildings.

f. HEIGHT. No building or structure shall exceed 50 feet in height unless a height up to 75 feet is permitted pursuant to the provisions of section XXX of this ordinance.

~~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 mobilehome 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 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.~~

~~SECTION 8.27. Automobile storage space shall be provided as required by Section 18.125 of this ordinance.~~

SECTION 8.27-.06.603 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the R-3A Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.7 ARTICLE VIII 8d 7

R-4 ZONE

(PLANNED RESIDENTIAL)

The following regulations shall apply in the R-4 Zone.

~~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 space areas are developed and maintained for the use and benefit of the residents of the subdivision.~~

~~SECTION 8.91.06.7.01~~ PERMITTED AUTHORIZED USES.

- a. ALLOWED USES. The following uses are allowed.
- (1) ~~One family dwellings, and accessory uses or buildings normally incidental thereto.~~
 - (2) Planned residential developments, provided a land division has been approved pursuant to the provisions of Ordinance No. 460 and the development standards in section XXX of this ordinance. The planned residential development may include community centers, social halls, churches, parks, community recreation facilities (including swimming pools and golf courses), community service areas and limited commercial uses and medical facilities designed primarily to serve the residents of the subdivision. Planned residential developments pursuant to this subsection shall not be authorized unless the tentative land division map has been approved prior to the effective date of this ordinance (Ordinance No. 348. XXX, effective XXX, 2011). **NOTE--THE REFERENCE TO SECTION XXX HERE IS TO THE SECTION 8.92 BELOW IN THIS ARTICLE AND NOT TO THE SUCCESSOR SECTION TO CURRENT SECTION 18.5.**

~~Multiple family dwellings subject to the provisions of Section 8.96 of this ordinance.~~

~~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.~~

~~Community service areas and medical facilities designed primarily for the use of the residents of the subdivision.~~

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

~~b. 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.~~

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30:

(1) Apartment houses.

(2) Child day care centers.

(3) Multiple family dwellings.

(4) Public and private parks, playgrounds, golf courses (excluding commercial miniature golf facilities), and country clubs.

~~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. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.

The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

~~The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance:~~

(1) Churches, temples and other places of religious worship.

(2) Mobilehome parks.

SECTION 8.92.06.7.02 PLANNED RESIDENTIAL DEVELOPMENT STANDARDS.

The following development standards shall apply to planned residential subdivisions in the R-4 Zone.

a. LOT SIZE. The minimum lot size shall be 3,500 square feet.

b. LOT WIDTH. The minimum average lot width shall be 40 feet.

c. LOT DEPTH. The minimum average lot depth shall be 80 feet.

d. SETBACKS. The following setback requirements shall apply:

- (1) The minimum front setback shall be 20 feet.
- (2) The minimum rear setback shall be ten feet.
- (3) The minimum side setback from any street shall be ten feet The minimum side setback from the lot line of any other lot shall be five feet.

d. HEIGHT. No one family dwelling shall exceed 40 feet in height, and no other building or structure shall exceed 50 feet in height; provided, however that a height up to 75 feet may be permitted pursuant to the provisions of section XXX of this ordinance. In no event, however, shall a building or structure exceed 75 feet in height, unless a variance is approved pursuant to Section XXX of this ordinance.

e. AREA PER DWELLING UNIT. The minimum total area for each dwelling unit within the planned residential subdivision shall be 6,000 square feet, excluding the area used for commercial purposes and street rights of way, but including recreation and service areas.

f. COMMUNITY AREAS. Community recreation and service areas available to residents of the subdivision shall be provided and provisions for maintenance shall be established.

g. LOT ACCESS. Adequate and permanent access from a public street to each dwelling shall be provided for pedestrians and emergency vehicles.

SECTION 06.7.03 GENERAL DEVELOPMENT STANDARDS. Except for uses within an approved planned residential subdivision, the following development standards shall apply to all uses in the R-4 Zone.

a. LOT SIZE. The minimum lot size shall be 7,200 square feet.

b. LOT WIDTH. The minimum average lot width shall be 60 feet.

c. LOT DEPTH. The minimum average lot depth shall be 100 feet.

d. SETBACKS. The following setback requirements shall apply:

- (1) The minimum front setback shall be ten feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum front setback of ten feet plus two feet for each foot by which the height exceeds 35 feet.
- (2) The minimum rear setback shall be ten feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum rear setback of ten feet plus two feet for each foot by which the height exceeds 35 feet.

(3) The minimum side setback from any street shall be ten feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum setback of ten feet plus two feet for each foot by which the height exceeds 35 feet.

(4) The minimum side setback from the lot line of any other lot shall be five feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum setback of five feet plus two feet for each foot by which the height exceeds 35 feet.

e. LOT COVERAGE. A maximum of 50 percent of the area of a lot may be occupied by buildings.

f. HEIGHT. No building or structure shall exceed 50 feet in height unless a height up to 75 feet is permitted pursuant to the provisions of section XXX of this ordinance.

~~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 forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.~~

~~g. MINIMUM YARD REQUIREMENTS. The minimum yard requirements are as follows:~~

~~a. The front yard shall be not less twenty (20') feet, measured from the existing right of way as shown on any specific plan of highways, whichever is nearer the proposed structure.~~

~~b. Side yards on interior and through lots shall be not less than a width of five feet. Side yard on corner and reversed corner lots shall be not less than ten (10') feet from the existing right of way or from any future right of way as shown on any specific plan of highways, whichever is nearer the proposed structure.~~

~~c. The rear yard shall not be less than ten (10') feet.~~

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

~~e. Off street parking shall be provided as set forth in Section 18.12 of this 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.~~

~~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.~~
- ~~d. Documents setting 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.~~

SECTION 8.3-06.7.04 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the R-4 Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

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CHAPTER 6. ZONES

6.8 ARTICLE 8e-8

R-5 ZONE

(OPEN ~~AREA SPACE COMBINING ZONE~~ -RESIDENTIAL DEVELOPMENTS)

The following regulations shall apply in the R-5 Zone.

SECTION ~~8.100.06.8.01~~ AUTHORIZED USES PERMITTED.

a. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

~~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) ~~Cemetery-Cemeteries~~, pet or human.
- (2) Child day care centers.
- (3) Fishing and recreational Lakes, ~~including noncommercial fishing therefrom.~~
- (4) Noncommercial community association recreation and assembly buildings, structures and facilities.
- (5) Picnic grounds.

~~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.~~

~~Water wells and appurtenant facilities.~~

~~On-site identification signs, maximum size ten square feet.~~

- (6) Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities. Public and private parks, playgrounds, golf courses (excluding commercial miniature golf facilities), and country clubs. Golf courses may include clubhouses with customary retail shops and restaurants.

b. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

~~e. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance:~~

(1) Churches, temples and other places of religious worship.

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

(2) Riding academies and stables.

~~SECTION 8.101.06.8.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the R-5 Zone.~~

~~a. Lot Area-LOT SIZE. 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. There is no minimum lot size requirement.~~

~~b. SETBACKS. The following setback requirements shall apply.~~

~~(1) The minimum front setback shall be 50 feet.~~

~~(2) The minimum rear setback shall be 50 feet.~~

~~(3) The minimum side setback shall be 50 feet.~~

~~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.~~

~~c. HEIGHT. ~~All~~ No buildings or ~~and~~ structure shall ~~not~~ exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of ~~Section 18.34~~ section XXX of this ordinance.~~

~~d. SERVICE AREA SCREENING. All outside service areas (including, without limitation, trash collection areas, building equipment areas, storage areas and loading docks) shall be screened by masonry walls, fencing, architectural features or landscaping so as not to be visible from any public street or from any adjacent lot in any residential zone.~~

~~SECTION 8.102.06.13.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the R-5~~

Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

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CHAPTER 6. ZONES

6.12 ARTICLE VI 12

R-A ZONE

(RESIDENTIAL AGRICULTURAL)

The following regulations shall apply ~~in to all the~~ R-A Zones.

SECTION ~~6.50-06.12.01~~ AUTHORIZED USES PERMITTED.

a. ALLOWED USES. The following uses are allowed.

- (1) One family dwellings.
- (2) Planned residential developments, provided a land division has been approved pursuant to the provisions of Ordinance No. 460 and the development standards in section XXX or section XXX of this ordinance. Planned residential developments pursuant to this subsection shall not be allowed unless the tentative land division map has been approved prior to the effective date of this ordinance (Ordinance No. 348.XXX, effective XXX, 2011).
~~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.~~
- (3) Farms or ~~establishments~~ facilities 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)-subsection XXX~~ of this section.
- (4) Field crops, flower and vegetable gardening, tree crops, and greenhouses (used only for purposes of propagation and culture), including the sale of products from such uses and one unlighted sign that does not exceed two square feet in size pertaining to the sale of such products.
~~Field crops, 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.~~
- (5) Future Farmers of America (FFA) or 4-H projects ~~conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.~~

- (6) 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~~ lot.
- (7) The noncommercial keeping or raising of horses, cattle, sheep, and goats on lots ~~or parcels over~~ 20,000 square feet or larger in area and 100 feet in width, provided they are kept, ~~fed and maintained~~ not less than 50 feet from any ~~residence-dwelling unit other than a dwelling unit located on the same lot 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.
- (8) ~~The noncommercial keeping or raising of not more than 12 mature female crowing fowl on lots from 20,000 square feet to 40,000 square feet. The noncommercial keeping or raising of not more than 50 mature female crowing fowl and ten mature male crowing fowl on lots 40,000 square feet or larger. The keeping or raising of not more than 12 mature female crowing fowl on lots or parcels between 20,000 square feet and 39,999 square feet or not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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~~
- (9) The noncommercial keeping or raising of not more than ~~one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet or larger,~~ subject to the following conditions:
- ~~(a) Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.~~
 - ~~(b) Any miniature pig kept or maintained on a lot with a use permitted under section 6.50.a. (1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.~~
 - ~~(c) No miniature pig may weigh more than two hundred (200) pounds.~~
 - ~~(d) Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.~~
 - ~~(e) The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.~~
- (10) On lots 20,000 square feet or larger, ~~The~~ noncommercial keeping or raising or breeding of guinea pigs, parakeets, chinchillas, or other similar small fowl or animals (excluding crowing fowl and mink), provided that all such uses are kept and maintained in an

enclosed area, located not less than 20 feet from any ~~property lot~~ line and at least 50 feet from any ~~residence dwelling unit other than a dwelling unit located on the same lot existing at the time such use is established.~~

- (11) ~~Nurseries (wholesale only), 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 allowed 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 set back a minimum of 20 feet from the lot lines of the lot. 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.~~
- (12) Poultry (~~excluding~~ crowing fowl) and rabbits for the use of the occupants of the premises only. All poultry, ~~crowing fowl~~ and rabbits shall be kept in an enclosed area, located not less than 20 feet from any ~~property lot~~ line and not less than 50 feet from any ~~residence dwelling unit other than a dwelling unit located on the same lot existing at the time such use is established.~~
- (13) ~~A temporary stand for the display and sale of the agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet, shall not include any permanent building or structure, shall be erected no earlier than ten days preceding any period of sales and shall be removed within ten days of completion of any period of sales. Off-street parking shall be provided as required in section XXX of this ordinance, except that no paving shall be required. 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.~~
- (14) ~~A sign, single or double faced, not exceeding 12 square feet per face, advertising only the sale of services or products produced on the premises. The sign shall not be lighted or include any banner, flashing component or movable component.~~
- (15) ~~Outside storage of materials, such as irrigation equipment and farming machinery is allowed as an accessory user with no limit provided the materials are used in conjunction~~

~~with a farm. Otherwise, the outside storage of materials is allowed as an accessory use on lots from one-half acre to one acre provided the amount is limited to 100 square feet with a maximum height of six feet and is allowed as an accessory use on lots one acre or larger provided the amount is limited to 200 square feet with a maximum height of six feet. The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.~~

~~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.~~

~~Home occupations:~~

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

~~One mobilehome, as a principal residence only provided:~~

- ~~a) The minimum lot size shall be 2 ½ 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.~~

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance. ~~The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance.~~

(1) In addition to the principal dwelling, an additional one family dwelling may be permitted for each ten acres of a farm. Any such additional dwellings shall be located on a lot being faed and may be occupied by the owner, operator or employee of the farming operation as a one family dwelling provided that:

a) The dwelling is not rented or offered for lease.

b) The dwelling is located not less than 50 feet from any lot line.

c) The dwelling is screened from view from the front lot line by shrubs or trees.

d) The arrangement of the dwelling, sanitary facilities and utilities conforms with all requirements of law including requirements of the County Public Health Department and the County Building and Safety Department.

e) The total number of such additional dwellings for any farm shall not exceed two.

(2) Beauty shops operated from a home by its inhabitants ~~where no assistants are employed and the on site is unlighted and does not exceed two square feet in area.~~

(3) Increases up to 50 percent in the allowed number of noncommercial mature crowing fowl (male or female) over the number allowed pursuant to subsection a of this section.

(4) Public and private parks, playgrounds, golf courses (excluding commercial miniature golf facilities), and country clubs.
~~Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.~~

~~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. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

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

(1) Churches, temples and other places of religious worship.

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

~~d. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance.~~

~~e. Subject to the provisions of Section 18.28b, the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers.~~

SECTION 06.12.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the R-A Zone.

a. LOT SIZE. The minimum lot size shall be 20,000 square feet.

b. LOT WIDTH. The minimum average lot width shall be 100 feet.

c. LOT DEPTH. The minimum average lot depth shall be 150 feet.

d. SETBACKS. The following setback requirements shall apply:

(1) The minimum front setback shall be 20 feet.

e. HEIGHT. One family dwellings shall not exceed 40 feet in height. No other building or structure shall exceed 50 feet in height, unless a greater height is approved pursuant to section XXX of this ordinance. In no event, however, shall a building exceed 75 feet in height or any other structure exceed 105 feet in height, unless a variance is approved pursuant to section XXX of this ordinance.

~~SECTION 6.51. BUILDING HEIGHT LIMIT. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.~~

~~SECTION 6.52. REQUIRED LOT AREA AND DIMENSIONS. Minimum lot size of 20,000 square feet, with minimum width of 100 feet and a minimum depth of 150 feet. No animals or fowl, other than domestic pets and poultry and rabbits, for the exclusive use of the occupant, shall be permitted on lots of less than 20,000 square feet.~~

~~SECTION 6.53 FRONT YARD REQUIRED. The 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.~~

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

SECTION 6-53-06.12.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the R-A Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

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CHAPTER 6. ZONES

6.13 ARTICLE ~~V~~ 5-13

R-R ZONE

(RURAL RESIDENTIAL)

The following regulations shall apply in the R-R Zone.

SECTION ~~5.1-~~06.13.01 AUTHORIZED USES PERMITTED.

- a. ALLOWED USES. The following uses are allowed.
- (1) One family dwellings.
 - (2) Planned residential developments, provided a land division has been approved pursuant to the provisions of Ordinance No. 460 and the development standards in section XXX or section XXX of this ordinance. Planned residential developments pursuant to this subsection shall not be authorized unless the tentative land division map has been approved prior to the effective date of this ordinance (Ordinance No.348.XXX, effective XXX, 2011). ~~(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.~~
 - (3) Farms for rabbits, ~~fish,~~ frogs, chinchilla, or other small animals (excluding crowing fowl and mink).
 - (4) Farms or establishment facilities for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, subject to the limitations set forth in ~~Subsection a(4) subsection XXX~~ of this section.
 - (5) Future Farmers of America (FFA) or 4-H projects ~~conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.~~

~~Home occupants:~~

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

~~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.~~

~~Mobilehomes, used as a one-family residence, subject to the following conditions:~~

~~a.— Mobilehome shall have a floor area of not less than 450 square feet.~~

~~b.— The area between the ground level and the floor of the mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.~~

- (6) The noncommercial keeping or raising of horses, cattle, sheep, goats or other farm stock or animals, not including hogs, including the grazing and supplementary feeding of such animals. The maximum number of animals allowed, except for sheep and goats, shall be five per acre of the total area of the premises. The maximum number of sheep or goats shall be 15 per acre of the total area of the premises. The systematic rotation of animals for grazing, concentrating the animals on part of the premises, is allowed so long as the total number of animals does not exceed the maximum allowed. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep which may be temporarily grazed on any premises 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 and that the total number of sheep permanently kept on the premises does not exceed the maximum allowed. The provisions of this subsection 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 solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals shall be rounded to the nearest whole number.

~~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.~~

- (7) The noncommercial keeping or raising of not more than 12 mature female crowing fowl on lots from 20,000 square feet to 40,000 square feet. The noncommercial keeping or raising of not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots 40,000 square feet or larger.

~~The keeping or raising of not more than 12 mature female crowing fowl on lots or parcels between 20,000 square feet and 39,999 square feet or not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.~~

- (8) The noncommercial keeping or raising of hogs, not to exceed five animals; provided, however, that the total number of animals allowed on lots smaller than one acre shall not exceed two animals and that no animals shall be allowed on lots smaller than 20,000 square feet. For the purposes of determining the number of hogs on a lot, both weaned and unweaned hogs shall be counted. (See Ordinance No. 431 regarding hog ranches).
~~The noneommercial raising of hogs, not to exceed five animals; provided, however, that the total number of animals permitted per 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).~~
- (9) The noncommercial keeping or raising of not more than five miniature pigs on lots 20,000 square feet or larger. The noneommercial raising of not more than (5) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:
~~a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.
b. Any miniature pig kept or maintained on a lot with a use permitted under section 5.1.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.
c. No miniature pig may weigh more than two hundred (200) pounds.
d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.
e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.~~
- (10) 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 allowed 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 set back a minimum of 20 feet from the lot lines of the lot.
~~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.~~

- (11) ~~A temporary stand for the display and sale of the agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet, shall not include any permanent building or structure, shall be erected no earlier than ten days preceding any period of sales and shall be removed within ten days of completion of any period of sales. Off-street parking shall be provided as required in section XXX of this ordinance, except that no paving shall be required.~~

~~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.~~

- (12) ~~A sign, single or double faced, not exceeding 12 square feet per face, advertising only the sale of services or products produced on the premises. The sign shall not be lighted or include any banner, flashing component or movable component.~~

~~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.~~

- (13) ~~Outside storage of materials, such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm. Otherwise, the outside storage of materials is allowed as an accessory use on lots smaller than one-half acre provided the amount is limited to 100 square feet with a maximum height of six feet and is allowed as an accessory use on lots one-half acre or larger provided the amount is limited to 200 square feet with a maximum height of six feet.~~

~~The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.~~

~~Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.~~

~~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 necessary facilities in connection therewith.~~
- ~~(6) Television broadcasting stations, antennas, and cable installations, and microwave relay stations.~~

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

~~e. 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) In addition to the principal dwelling, an additional one family dwelling may be permitted for each ten acres of a farm. Any such additional dwellings shall be located on a lot being faed and may be occupied by the owner, operator or employee of the farming operation as a one family dwelling provided that:
 - a) The dwelling is not rented or offered for lease.
 - b) The dwelling is located not less than 50 feet from any lot line.
 - c) The dwelling is screened from view from the front lot line by shrubs or trees.
 - d) The arrangement of the dwelling, sanitary facilities and utilities conforms with all requirements of law including requirements of the County Public Health Department and the County Building and Safety Department.
 - e) The total number of such additional dwellings for any farm shall not exceed two.

~~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 operations.~~

(1) Beauty shops, including beauty shops operated from a one family dwelling 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) Churches, temples and other places of religious worship.

~~Art, crafts and curio shops.~~

~~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.~~

~~Educational institutions, libraries, museums and post office.~~

(3) Feed and grain sales.

(4) Fishing and recreational lakes, ~~commercial and noncommercial.~~

(5) Fraternal ~~lodges~~ lodge halls, including grange halls.

~~Garden supply store.~~

~~Golf, tennis, polo or country clubs, archery and golf and driving ranges.~~

(6) Guest ranches ~~and motels.~~

(7) Increases up to 50 percent in the allowed number of noncommercial mature crowing fowl (male or female) over the number allowed pursuant to subsection XXX of this section.

(8) Libraries and museums.

~~Pet shops and pet supply shops.~~

~~Private schools.~~

(9) A permanent stand for the display and sale of the agricultural products of any authorized use that is produced on the lot where such stand is located or upon contiguous lots owned or leased by the owner or occupant of the premises.

~~A permanent stand for the display and sale of the agriculture product of any permitted uses 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.~~

(10) ~~Public and private parks, playgrounds, golf courses (excluding commercial miniature golf facilities), and country clubs. Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.~~

(11) Real estate offices.

~~Repealed.10-21-99 (Ord. 348.3888)~~

~~Signs, On-site advertising.~~

~~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.~~

(13) ~~Wineries and accessory uses provided there is an established on-site vineyard. Winery and appurtenant and incidental uses with established on-site vineyard.~~

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.
The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

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

(1) ~~Both large and small a~~Animal hospitals.

(2) Airports, heliports or landing fields.

~~Antique shops.~~

(3) Auction houses and yards.

~~Auto-wrecking yards.~~

~~Automobile service stations and repair garages with or without the concurrent sale of beer and wine for off-premises consumption.~~

~~Bakery shops, including baking only when incidental to retail sales on the premises.~~

~~Barber shops and beauty shops.~~

~~Bars and cocktail lounges.~~

~~Billiard and pool halls.~~

(4) Cemetery, pet or human.

~~Cleaning and dyeing shop.~~

(5) Commercial breeding operations.

~~Commercial fairgrounds.~~

(6) Community auction and sales yards.

(7) Dairy farms.

~~Disposal service operations.~~

(8) Dune buggy parks.

~~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.~~

~~Farm labor camps.~~

~~Feed stores.~~

~~Food, meat, poultry and produce markets.~~

~~Frozen food lockers.~~

(9) Fruit and vegetable packing ~~plants~~ and ~~similar uses~~ processing plants.

~~Hardware stores.~~

~~Hog ranches, subject to the provisions of County Ordinance No. 431.~~

(10) Hunting clubs.

~~Laundries and Laundromats.~~

~~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.~~

~~Liquor stores pursuant to the provisions of Section 18.48 of this ordinance.~~

(11) Livestock sales yards and livestock auction yards.

~~Lumber production of a commercial nature, including commercial logging or commercial development of timber and lumber mills.~~

~~Machine shops.~~

~~Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.~~

(12) Menageries.

~~Migrant agricultural workers mobilehome parks.~~

(13) Mining operations which are exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) and Ordinance No. 555. 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.

(14) Mink farms.

(15) Mobilehome parks, ~~developed pursuant to Section 19.93 of this ordinance.~~

(16) Oil production, not including refining or processing.

(17) Outdoor film studios

(18) Packaged dry fertilizer storage, not including processing.

~~Parking lots and parking buildings, pursuant to the provisions of Section 18.12 of this ordinance.~~

(19) Pen fed cattle operations, ~~livestock sale yard, livestock auction yards, and dairy farms.~~

~~Professional offices.~~

~~Race tracks, including but not limited to contests between automobiles, horses, go-carts, and motorcycles, but not including contests between human beings only.~~

(20) Recreational vehicle parks.

~~Refreshment stands.~~

~~Restaurants and other eating establishments.~~

~~Retail pharmacies.~~

(21) ~~Commercial~~ Riding academies and stables.

(22) Rifle, pistol, skeet, or trapshooting ranges.

(23) Rodeo arenas.

~~Shoe stores and repair shops.~~

~~Stations, bus, railroad and taxi.~~

~~The manufacture of:~~

~~a) Brick, tile or terra cotta.~~

~~b) Cement and cement products.~~

~~c) Gypsum~~

~~d) Lime or lime products.~~

~~Fire sales and service.~~

(24) Trail bike parks.

~~Trailer and boat storage.~~

(25) Tourist information centers.

(26) Underground bulk fuel storage.

(27) Water well drilling, operations and service.

~~f) Any use that is not specifically listed in Subsection 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.~~

d. Mining Operations. Mining operations that are subject to the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) are conditionally permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Ordinance No. 555, which has not been revoked or suspended.

~~f. Subject to the provisions of Section 18.28b, the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers.~~

SECTION 06.13.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the R-R Zone.

- a. LOT SIZE. The minimum lot size shall be 20,000 square feet.
- b. LOT WIDTH. The minimum average lot width shall be 80 feet.
- c. SETBACKS. The following setback requirements shall apply.
 - (1) The minimum front setback shall be 20 feet.
 - (2) The minimum rear setback shall be 10 feet.
 - (3) The minimum side setback shall be 5 feet.
- d. HEIGHT. One family dwellings shall not exceed 40 feet in height. No other building or structure shall exceed 50 feet in height, unless a greater height is approved pursuant to section XXX of this ordinance. In no event, however, shall a building exceed 75 feet in height or any other structure exceed 105 feet in height, unless a variance is approved pursuant to section XXX of this ordinance. ~~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 forty (40) feet in height. No other building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 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.~~
- e. ~~Automobile storage space shall be provided as required by Section 18.12 of this ordinance.~~

SECTION 5.3-06.13.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the R-R Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.15 ARTICLE VIIIb-8b-15

R-T ZONE

(MOBILEHOME SUBDIVISIONS AND MOBILEHOME PARKS)

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

SECTION ~~8.50-06.15.01~~ AUTHORIZED USES ~~PERMITTED~~.

a. ALLOWED USES. The following uses are allowed.

(1) One family dwellings.

~~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. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

(1) Public and private parks, playgrounds, golf courses (excluding commercial miniature golf facilities), and country clubs.

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

~~Uses permitted by conditional use permit. The following uses are permitted provided a conditional use permit has been granted:~~

(1) Churches, temples and other places of religious worship.

(2) Mobilehome parks.

(3) Trailer and boat storage areas, provided such use is developed in conjunction with and adjacent to a mobilehome park.

~~e. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance.~~

SECTION ~~8.51.06.15.02~~ MOBILEHOME SUBDIVISION DEVELOPMENT

STANDARDS. The following ~~standards of~~ development standards 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.~~

a. LOT REQUIREMENTS. Lot requirements shall be either of the following.

~~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) ~~The M~~minimum lot size ~~of shall be~~ 7,200 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, ~~and a minimum frontage of 45 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 may~~ be ~~permitted authorized~~ only upon a finding ~~by the Planning Commission~~ that it is impractical due to topographical conditions, terrain or site 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 the~~ 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) ~~The M~~minimum lot size ~~of shall be~~ 3,600 square feet, with a minimum average width of 40 feet and a minimum frontage of ~~not less than~~ 30 feet, ~~if provided~~ community ~~open areas or~~ recreational facilities or areas ~~or a combination thereof,~~ are developed as a part of the subdivision. ~~The standards for the recreation area shall be as follows: in accordance with the following standards.~~

a) A minimum of 500 square feet for each residential lot in the subdivision shall be developed into ~~usable community open and~~ recreational areas facilities and areas. The combined square footage of such community ~~recreational area facilities and areas,~~ 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 recreational facilities and 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.~~

b. SETBACKS. The following setback requirements shall apply.

(1) The minimum front setback shall be 20 feet; provided, however, that such front setback may be reduced to 10 feet on interior streets if community recreational facilities and areas are developed as part of the subdivision.

(2) The minimum rear setback shall be five feet.

(3) The minimum side setback shall be five feet.

c. HEIGHT. No building or structure shall exceed 40 feet in height. No building shall exceed three stories.

d. STORAGE. No common area for storage ~~of camp and of recreational vehicles or~~ boat trailers shall be ~~permitted~~ authorized unless it is designated on the subdivision map.

e. ONE MOBILEHOME PER LOT. No more than one mobilehome for residential purposes ~~shall~~ may be ~~permitted~~ authorized on any 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.~~

SECTION 8.52.06.15.03 MOBILEHOME PARK DEVELOPMENT STANDARDS. ~~In addition to any conditions imposed upon the granting of a conditional use permit, t~~The following minimum development standards shall apply to mobilehome parks:

a. MOBILEHOME PARK AREA. The minimum site area that may be developed for a mobilehome park shall be five acres gross.

b. MOBILEHOME SITE REQUIREMENTS. The Mminimum area for each mobilehome site shall be 2,500 square feet with a minimum width of 30 feet.

SECTION 8.53-06.15.04 GENERAL DEVELOPMENT STANDARDS. Except for mobilehome subdivisions and mobilehome parks, the following development standards shall apply in the R-T Zone.

a. LOT SIZE. The minimum lot size shall be 7,200 square feet.

b. LOT WIDTH. The minimum average lot width shall be 60 feet.

c. LOT DEPTH. The minimum average lot depth shall be 100 feet.

d. SETBACKS. The following setback requirements shall apply:

(1) The minimum front setback shall be ten feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum front setback of ten feet plus two feet for each foot by which the height exceeds 35 feet.

(2) The minimum rear setback shall be ten feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum rear setback of ten feet plus two feet for each foot by which the height exceeds 35 feet.

(3) The minimum side setback from any street shall be ten feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum setback of ten feet plus two feet for each foot by which the height exceeds 35 feet.

(4) The minimum side setback from the lot line of any other lot shall be five feet; provided, however, that any building or structure which exceeds 35 feet in height shall have a minimum setback of five feet plus two feet for each foot by which the height exceeds 35 feet.

e. LOT COVERAGE. A maximum of 50 percent of the area of a lot may be occupied by buildings.

f. HEIGHT. No building or structure shall exceed 50 feet in height unless a height up to 75 feet is permitted pursuant to the provisions of section XXX of this ordinance.

SECTION 8.53. OTHER REGULATIONS.

a. All mobilehome subdivisions and mobilehome parks that are proposed to be constructed adjacent to, or across the street from, land zoned R-1, R-1A or R-A, unless the gross area of each lot in the mobilehome development is not less than 2 ½ 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.~~

SECTION 8.54. 06.15.05 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the R-T Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.16 ARTICLE VIIIe-8e 16

R-T-R ZONE

(MOBILEHOME SUBDIVISION-RURAL)

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

SECTION ~~8.60-6.16.01~~ AUTHORIZED USES PERMITTED. ~~Only the following uses shall be permitted in the R-T-R Zone:~~

- a. ALLOWED USES. The following uses are allowed.
- (1) One family ~~dwelling~~ 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.
 - (2) Orchards, ~~the raising of field~~ crops, and tree crops, berry and bush crops, and vegetable, flower and herb gardening on a commercial scale.
 - (3) Future Farmers of America (FFA) or 4-H projects ~~conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.~~
 - ~~(1) The following agricultural uses on individual lots:~~
 - (4) On lots 40,000 square feet or larger, The noncommercial keeping or raising 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 off-site dwelling. 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.
 - (5) The noncommercial keeping or raising of not more than 12 mature female crowing fowl on lots from 20,000 square feet to 40,000 square feet. The noncommercial keeping or raising of not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots 40,000 square feet or larger. The keeping or raising of not more than 12 mature female crowing fowl on lots or parcels between 20,000 square feet and 39,999 square feet or not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.

~~Temporary real estate tract office located within the subdivision to be used only for and during the sale of the subdivision, but not to exceed a period of two years for a subdivision.~~

~~Home occupations:~~

- (6) The noncommercial keeping ~~and or~~ raising of rabbits, birds, poultry ~~(and not including~~ crowing fowl ~~for the use of the occupants of the premises,~~ provided they are kept not less than 20 feet from any street and not less than 50 feet from any ~~residence-off-site dwelling.~~

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

(1) Increases up to 50 percent in the allowed number of noncommercial mature crowing fowl (male or female) over the number allowed pursuant to subsection a of this section.

(2) Public and private parks, playgrounds, golf courses (excluding commercial miniature golf facilities), and country clubs.

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

b. ~~Uses permitted by conditional use permit. The following uses are permitted provided a conditional use permit has been granted:~~

- (1) The noncommercial keeping or raising of animals other than those listed as an allowed permitted use.

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

~~Repealed.~~

~~Subject to the provisions of Section 18.28b, the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers.~~

~~SECTION 8.61. 06.16.02 RURAL MOBILEHOME SUBDIVISION DEVELOPMENT STANDARDS.~~ The following ~~standards of development~~ standards shall apply to all uses in the R-T-R Zone, including 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.~~

a. LOT SIZE. The minimum lot size shall be 40,000 square feet.

b. LOT DEPTH. The minimum average lot depth shall be 100 feet.

c. LOT FRONTAGE. The minimum lot frontage shall be 100 feet. 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 may be authorized upon a finding that it is impractical due to topographical conditions, terrain or site configuration to develop full street frontage lots. Such flag lots shall meet all lot requirements except the 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.

d. SETBACKS. The following setback requirements shall apply.

(1) The minimum front setback shall be 20 feet.

(2) The minimum rear setback shall be five feet.

(3) The minimum side setback shall be five feet.

e. HEIGHT. No building or structure shall exceed 40 feet in height. No building shall exceed three stories.

~~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 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.~~

f. ONE MOBILEHOME PER LOT. No more than one mobilehome for residential purposes may be authorized on any lot. ~~Not more than one mobilehome for residential purposes shall be permitted on a lot.~~

g. STORAGE. Only one recreational vehicle or boat ~~Not more than one travel trailer and camper and boat shall~~ may 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.~~

SECTION 8.63-06.16.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the R-T-R Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

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CHAPTER 6. ZONES

6.17 ARTICLE 9 17

C-1 ZONE / C-P ZONE

(GENERAL COMMERCIAL)

The following regulations shall apply in ~~all the~~ C-1 Zones and C-P Zones.

SECTION ~~9.1~~ 06.17.01. USES PERMITTED AUTHORIZED USES.

a. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT (MAXIMUM OF 200 SQUARE FEET 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 use,~~ provided a ~~plot plan shall have minor conditional use permit has~~ been approved pursuant to ~~the~~ provisions of ~~Section~~ ~~section~~ ~~18.30~~ ~~XXX~~ of this ordinance. Such uses are permitted only within enclosed buildings with a maximum of 200 square feet of outside storage or display of materials appurtenant to such use.

- (1) Ambulance services.
- (2) Animal hospitals, not including any outdoor facilities.
- (3) Antique shops.
- (4) Appliance stores, household.
- (5) Arcades.
- (6) Art supply shops and studios.
- (7) Auction houses.
- (8) Auditoriums and conference rooms.
- (9) Automobile repair garages, not including body and fender shops or spray painting.
- (10) Automobile parts and supply stores.
- (11) Bakery goods distributors.
- (12) Bakery shops, including baking only when incidental to retail sales on the premises.
- (13) Banks and financial institutions.

- (14) Barber and beauty shops.
- (15) Bars, wine bars and cocktail lounges.
- (16) Billiard and pool halls.
- (17) Blueprint and duplicating services.
- (18) Book stores and binders.
- (19) Bowling alleys.
- (20) Car washes.
- (21) Catering services.
- (22) Cellular telephone sales and service.
- (23) Cleaning and dyeing shops.
- (24) Clothing stores.
- (25) Computer sales and service.
- (26) Confectionery or candy stores.
- (27) Convenience stores, not including the sale of motor vehicle fuel.
- (28) ~~Mimeographing and addressograph~~ Copying services.
- (29) Costume design studios.
- (30) Dance halls.
- (31) Day care centers.
- (32) Delicatessens.
- (33) Department stores.
- (34) Drug stores.
- (35) Dry goods stores.
- (36) Employment agencies.

- (37) Escort bureaus.
- (38) Feed and grain sales.
- (39) Florists shops.
- (40) Food markets (wholesale and retail) and frozen food lockers.
- (41) Fortune telling, spiritualism, or similar activity.
- (42) Gift shops.
- (43) Hobby shops.
- (44) Hotels, resort hotels and motels.
- (45) Household goods sales and repairs, including ~~but not limited to~~, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, ~~including repair thereof.~~
- (46) Ice cream shops.
- (47) Ice sales, not including ice plants.
- (48) Interior decorating shops.
- (49) Internet cafes and internet gaming facilities.
- (50) Jewelry stores, including incidental repairs.
- (51) Labor temples.
- (52) Laboratories, film, dental, medical, research or testing.
- (53) Laundries and laundromats.
- (54) Leather goods stores.
- (55) Locksmith shops.
- (56) Mail order businesses.
- (57) Manufacturer's agent.

~~Market, food, wholesale or jobber.~~

- (58) Massage parlors, Turkish baths, health centers and similar personal service establishments.
- (59) Meat markets, not including slaughtering.
- (60) Media rental and sales, new and used.
- (61) Mortuaries.
- (62) ~~Gasoline~~ Motor vehicle fuel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
- (63) Music stores.
- (64) News stores.
- (65) Notions or novelty stores.
- (66) Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate.
- (67) ~~One on-site operator's residence, which may be located in a commercial building. One on-site one family dwelling provided such dwelling is occupied only by caretakers and their family. Any such one family dwelling may be located in a nonresidential building.~~
- (68) Paint and wallpaper stores, not including paint contractors.
- (69) Pawn shops.
- (70) Pet shops, ~~and~~ pet supply shops- and pet grooming.
- (71) Photography shops and studios and photo engraving.
- (72) Plumbing shops, not including plumbing contractors.
- (73) Poultry markets, not including slaughtering or live sales
- (74) Printers or publishers.
- (75) Produce markets.
- (76) Radio and television broadcasting studios.
- (77) Recording studios.

Recycling collection facilities.

- (78) Refreshment stands.
- (79) Restaurants and other eating establishments.
- (80) Schools, business and professional, including art, barber, beauty, dance, drama, music and swimming.
- (81) Shoe stores and repair shops.
- (82) Shoeshine stands.
- ~~Signs, on site advertising.~~
- (83) Sporting goods stores.
- (84) Stained glass assembly.
- (85) Stationery stores.
- (86) Stations; bus, railroad and taxi.
- (87) Taxidermist.
- (88) Tailor shops.
- (89) Telephone exchanges.
- (90) Theaters, not including drive-ins.
- (91) Tire sales and service, not including recapping.
- (92) Tobacco shops.
- (93) Tourist information centers.
- (94) Toy shops.
- (95) Travel agencies.
- (96) Typewriter sales and rental, including incidental repairs.
- (97) Watch repair shops.
- (98) Wholesale businesses with samples on the premises but not including storage of sales goods.

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT (MAXIMUM OF MORE THAN 200 SQUARE FEET OUTDOOR STORAGE.)The following uses are ~~permitted~~ permitted, ~~together with~~ provided a ~~plot plan~~ minor conditional use permit has been approved pursuant to the provisions of ~~Section 18.30~~ section XXX of this ordinance. Such uses are permitted with a maximum of more than 200 square feet of outside storage or display of materials appurtenant to such use:

- (1) Bicycle sales and rentals.
- (2) Boat and other marine sales.
- (3) Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet.
- (4) Churches, temples, and other places of religious worship.

Electrical Substations:

- (5) 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.
- (6) Fishing and casting pools.
- (7) Golf cart sales and service.
- (8) Hardware stores, including not more than 1000 square feet of outside ~~storage~~ storage.
- (9) Mobilehomes, provided they are kept mobile and licensed pursuant to State law, and are used for one of the following purposes:
 - a) Sales offices on mobilehome sales lots.
 - b) Construction offices or caretaker's quarters on construction sites for the duration of a valid building permit.
 - c) A one family dwelling for caretakers and their family on premises where a permitted nonresidential use is established. No more than one caretaker mobilehome shall be permitted and any such mobilehome shall be in lieu of any other one family caretaker dwelling.

~~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.~~
- (10) Mobilehome, recreational vehicle, and trailer sales, rental and storage. ~~Mobilehomes sales and storage, trailer sales, and rental house trailers.~~
- (11) Motor vehicle fuel ~~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.
- (12) Nurseries and garden supply stores.
- (13) Parking lots and parking structures.
- (14) Recreational vehicle, Trailer and boat storage.
- (15) Sports and recreational facilities, not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, sports arenas, gymnasiums, skating rinks, stadiums, indoor paintball facilities, indoor laser tag facilities and commercial swimming pools.
- (16) Truck and trailers ~~rentals provided such rentals are limited to: the~~ 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.
- (17) Truck sales and service.
- c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.
The following uses are ~~permitted~~ permitted provided a conditional use permit has been granted pursuant to the provisions of ~~Section 18.28~~ section XXX of this ordinance:
- (1) All uses ~~permitted~~ permitted in ~~Subsection a.~~ subsection a of this section that have more than 200 square feet of outside storage or display of materials: appurtenant to such use.
- (2) Animal hospitals with outdoor facilities.
- (3) Automobile ~~Sales~~ sales and rental agencies.
- (4) Body and fender shops and spray painting.
- (5) Building materials sales yards.
- ~~(13) Congregate Care residential facilities.~~

- (6) Convenience stores, including the sale of motor vehicle fuel.
- (7) Drive-in theaters.
- (8) Heliports.
- ~~(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.~~
- (9) Liquor stores pursuant to the provisions of ~~Section 18.48~~ section XXX (Alcoholic Beverage Sales) of this ordinance.
- (10) Lumber yards, including only incidental mill work.
- ~~(9) Mini warehouse structures.~~
- (11) Motor vehicle fuel ~~Gasoline~~ service stations with the concurrent sale of beer and wine for off-premises consumption.
- (12) Planned commercial developments provided a land division is approved pursuant to the provisions of Ordinance No. 460.
- (13) Sale, rental, repair, or demonstration of motorcycles, scooters, ~~and~~ motorbikes, and off-highway vehicles.
- (14) Swap meets.
- (15) Tire recapping.
- (16) Underground bulk fuel storage.
- (17) Wedding, banquet and reception facilities.

~~e. The uses listed in Subsections a., b., and d. do not include sex oriented businesses.~~

~~f. Accessory Uses. An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use, including, but not limited to:~~

- ~~(1) Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and provided any such activity does not exceed any of the following restrictions:~~

- a) ~~The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.~~
- b) ~~The maximum total horsepower of all electric motors used in connection with such accessory use shall be 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., 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 9.2 PLANNED COMMERCIAL DEVELOPMENTS. Planned commercial developments are permitted provided a land division is approved pursuant to the provisions of Ordinance No. 460.~~

~~SECTION 9.3 (Deleted)~~

~~SECTION 9.4 06.17.02. DEVELOPMENT STANDARDS. The following standards of development development standards are required shall apply in the C-1 and C-P Zones.~~

- a. ~~LOT SIZE. There is no minimum lot area size requirement; unless specifically required by zone classification for a particular area.~~
- b. ~~SETBACKS. There are no yard setback requirements for buildings or structures which do not exceed 35 feet in height. except as required for specific plans. Any portion part of a building building or structure 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. ~~HEIGHT. No building or structure shall exceed fifty (50') 50 feet in height, unless a greater height is approved pursuant to Section 18.34 section XXX of this ordinance. In no event, however, shall a building or structure exceed seventy five (75') 75 feet in height, unless a variance is approved pursuant to Section 18.27 section XXX of this ordinance.~~

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

e.d. ROOF MOUNTED EQUIPMENT SCREENING. Except for solar energy systems, All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

e. PLANNED COMMERCIAL DEVELOPMENTS. A planned commercial development may be authorized to have reduced lot size, lot width, lot 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 Ordinance No. 460.

SECTION 9.3 06.17.03. ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS.

Additional authorized uses and development standards applicable in the C-1 Zone and the C-P Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

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CHAPTER 6. ZONES

6.18 ARTICLE 18

ARTICLE 9b

C-P-S ZONE

(SCENIC HIGHWAY COMMERCIAL)

The following regulations shall apply in ~~all~~ the C-P-S Zones.

SECTION ~~9.50~~: 06.18.01 AUTHORIZED USES PERMITTED.

a. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT (MAXIMUM OF 200 SQUARE FEET OUTSIDE STORAGE). The following uses are permitted provided a minor conditional use permit has been approved pursuant to provisions of section XXX of this ordinance. Such uses are permitted only within enclosed buildings with a maximum of 200 square feet of outside storage or display of materials appurtenant to such use.

~~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) Animal hospitals, not including any outdoor facilities.
- (3) Antique shops.
- (4) Appliance stores, household.
- (5) Arcades.
- (6) Art supply shops and studios.
- (7) Auditoriums and conference rooms.
- (8) Automobile parts and supply stores.
- (9) Bakery goods distributors.
- (10) Bakery shops, including baking only when incidental to retail sales on the premises.
- (11) Banks and financial institutions.

- (12) Barber and beauty shops.
- (13) Bars and cocktail lounges.
- (14) Bicycle sales and rentals.
- (15) Billiard and pool halls.
- (16) Blueprint and duplicating services.
- (17) Book stores and binders.
- (18) Bowling alleys.
- (19) Catering services.
- (20) Cellular telephone sales and service.
- (21) Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet.
- (22) Churches, temples and other places of religious worship.
- (23) Cleaning and dyeing shops.
- (24) Clothing stores.
- (25) Computer sales and service.
- (26) Confectionery or candy stores.
- (27) Convenience stores, not including the sale of motor vehicle fuel.
- (28) ~~Mimeographing and addressograph~~ Copying services.
- (29) Costume design studios.
- (30) Dance halls.
- (31) Day care centers.
- (32) Delicatessens.
- (33) Department stores.
- (34) Drug stores.

- (35) Dry goods stores.
- ~~(28) Electrical substations.~~
- (36) Employment agencies.
- (37) Escort bureaus.
- (38) Feed and grain sales.
- (39) Fishing and casting pools.
- (40) Florist shops.
- (41) Food markets (wholesale and retail) and frozen food lockers.
- (42) Gift shops.
- (43) Golf cart sales and service.
- (44) Hardware stores.
- (45) Hobby shops.
- (46) Hotels, resort hotels and motels.
- (47) 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.~~
- (48) Ice cream shops.
- (49) Ice sales, not including ice plants.
- (50) Interior decorating shops.
- (51) Internet cafes and internet gaming facilities.
- (52) Jewelry stores with incidental repairs.
- (53) Labor temples.
- (54) Laboratories, film, dental, medical, research or testing.
- (55) Laundries and laundromats.

- (56) Leather goods stores.
- (57) Locksmith shops.
- (58) Mail order businesses.
- (59) Manufacturer's agent.
- (60) Massage parlors, Turkish baths, health centers and similar personal service establishments.
- (61) Meat markets, not including slaughtering.
- (62) Media rental and sales, new and used.
- (63) Mobilehomes, provided they are kept mobile and licensed pursuant to State law, and are used for one of the following purposes:
 - a) Construction offices or caretaker's quarters on construction sites for the duration of a valid building permit.
 - b) A one family dwelling for caretakers and their family on premises where a permitted industrial or commercial use is established. No more than one caretaker mobilehome shall be permitted and any such mobilehome shall be in lieu of any other one family caretaker dwelling.
 - c) Agricultural worker employment offices for a maximum of 90 days during any calendar year.
- ~~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.~~
- (64) Gasoline Motor vehicle fuel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
- (65) Music stores.
- (66) News stores.

- (67) Notions or novelty stores.
- (68) Nurseries and garden supply stores.
- (69) Offices, business.
- ~~(70) One on-site one family dwelling provided such dwelling is occupied only by caretakers of the use and their family. Any such one family dwelling may be located in a commercial or industrial building.
One on-site operator's residence, which may be located in a commercial building.~~
- (71) Paint and wall paper stores, not including paint contractors.
- (72) Parking lots and parking structures.
- (73) Pawn shops.
- (74) Pet shops and pet supply shops.
- (75) Photography shops and studios and photo engraving.
- (76) Plumbing shops, not including plumbing contractors.
- (77) Poultry markets, not including slaughtering or live sales.
- (78) Printers or publishers.
- (79) Produce markets.
- (80) Radio and television broadcasting studios.
- (81) Recording studios.
- ~~Recycling collection facilities.~~
- (82) Refreshment stands.
- (83) Restaurants and other eating establishments.
- (84) Schools, business and professional, including art, barber, beauty, dance drama, music and swimming.
- (85) Shoe stores and repair shops.
- (86) Shoeshine stands.

~~Signs, on-site advertising.~~

- (87) Sporting goods stores.
- (88) Stained glass assembly.
- (89) Stationery stores.
- (90) Stations, bus, railroad and taxi.
- (91) Taxidermist.
- (92) Tailor shops.
- (93) Telephone exchanges.
- (94) Theaters, not including drive-ins.
- (95) Tobacco shops.
- (96) Tourist information centers.
- (97) Toy shops.
- (98) Travel agencies.
- (99) Typewriter sales and rental and incidental repairs.
- (100) Watch repair shops.
- (101) Wedding chapels.
- (102) Wholesale businesses with samples on the premises, but not including storage of sales goods.

b. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.
~~Uses Permitted by Conditional Use Permit.~~ The following uses are permitted provided a conditional use permit has been granted approved pursuant to the provisions of ~~Section~~ section ~~18.28~~ XXX of this ordinance.:

- (1) All uses permitted in ~~Subsection subsection~~ a- that have more than 200 square feet of outside storage ~~of or~~ display of materials.
- (2) Animal hospitals, with outdoor facilities.
- (3) Automobile repair garages, body shops, spray painting shops.

- (4) Automobile sales and rental agencies.
- (5) Boat sales, rentals and services.
- (6) Car washes.
- (7) Convenience stores, including the sale of motor vehicle fuel.
- (8) Drive-in theaters.
- (9) 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.
- (10) 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.~~
- (11) Liquor stores pursuant to the provisions of ~~Section 18.48~~ section XXX (Alcoholic Beverage Sales) of this ordinance.
- (12) Mortuaries.
- (13) Gasoline Motor vehicle fuel service stations, with the concurrent sale of beer and wine for off-premises consumption.
- ~~(14) Planned commercial developments provided a planned development land division has been approved pursuant to the provisions of Ordinance No. 460.~~
- (15) Sale, rental, repair, or demonstration of motorcycles, scooters or motorbikes, ~~of two horsepower or greater.~~
- (16) 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.~~
- (17) Tire sales and services, ~~not~~ including recapping.
- (18) Trailer, recreational vehicle and boat storage.
- (19) Travel trailers, mobilehomes and recreational vehicles sales and service.

- (20) Truck sales and services.
- (21) 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.
- (22) Underground bulk fuel storage.

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

~~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 Subsection a. and b. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.~~

~~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 06.18.02 DEVELOPMENT STANDARDS. The following development standards shall be the standards of development apply in the C-P-S Zones:~~

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

- b. SETBACKS. There are no ~~yard~~ setback requirements for buildings or structures which do not exceed 35 feet in height, ~~except as required for specific plans.~~ Any portion part of a building or structure 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.~~
- b. HEIGHT. No building or structure shall exceed ~~fifty (50')~~ 50 feet in height, unless a greater height is approved pursuant to ~~Section 18.34~~ section XXX of this ordinance. In no event, however, shall a building or structure exceed ~~seventy five (75')~~ 75 feet in height, unless a variance is approved pursuant to ~~Section 18.27~~ section XXX of this ordinance.
- ~~d. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.~~
- ~~e.d. ROOF-MOUNTED EQUIPMENT SCREENING. Except for solar energy systems, all roof-mounted mechanical and other equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.~~
- ~~f.e. PLANNED COMMERCIAL DEVELOPMENTS. A planned commercial development may be authorized to have reduced lot size, lot width, lot 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 Ordinance No. 460.~~

SECTION 9.53. 06.18.03. ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the C-P-S Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.19 ARTICLE IX d19

C-O

(COMMERCIAL-OFFICE ZONE)

The following regulations shall apply in the C-O 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 6.19.01 AUTHORIZED USES PERMITTED.

a. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a ~~plot plan~~ minor conditional use permit has been approved pursuant to the provisions of ~~Section 18.30~~ section XXX 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 there is no retail sales activity ~~is carried on catering to retail sales~~ and no stock of goods is maintained for sale.
- (2) Art ~~gallery~~ galleries, ~~library~~ libraries, reading rooms, museums.
- (3) Banks and financial institutions.
- (4) Churches, temples and other places of religious worship.
- (5) Clinics, including medical, dental and chiropractic.
- (6) Day care centers.
- (7) Employment agencies.
- (8) Parking lots and parking structures.
- (9) Prescription ~~pharmacy~~ pharmacies ~~when related and incidental to~~ located in a professional office building.
- (10) Tourist information centers.

(11) Travel agencies.

b. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.

The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of Section 18.28 section XXX of this ordinance:

~~(1) Clinics, including but not limited to medical, dental and chiropractic.~~

(1) Health and exercise centers, provided all facilities are located within an enclosed building.

(2) Hotels, resort hotels and motels.

(3) Laboratories, film, dental, medical, research or testing.

(4) Planned commercial developments provided a planned development land division has been approved pursuant to the provisions of Ordinance No. 460.

(5) Restaurants, not including drive-~~in~~ through ~~or take out~~ restaurants.

(6) Studios for professional work or instruction 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.

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

~~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 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 ~~9.7306.19.02~~. DEVELOPMENT STANDARDS. The following development standards shall ~~be the standards of development apply~~ in the C-O Zone.

a. Lot Area LOT SIZE. There is no minimum lot area size requirement, ~~unless specifically required by zone classification for a particular area.~~

b. Setbacks, SETBACKS. The following setback requirements shall apply.

(1) Where the front, side, or rear yard lot line adjoins a street, the minimum setback shall be 25 feet, ~~from the right of way.~~

(2) Where the front, side, or rear yard lot line 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~~ in any residential zone, the minimum setback shall be 25 feet, ~~from the property line.~~

- (23) Where the front, side, or rear yard lot line adjoins a lot with a zoning classification other than those specified in paragraph (1) above in any zone other than a residential zone, there is no minimum setback.
- (34) Unless otherwise provided by the permit conditions of approval, setback areas may only be used for landscaping, walls, fencing and driveways. Setback areas may be used for driveways, parking, and landscaping.

Height

- c. HEIGHT. The maximum height of any building or structure shall be 40 feet at the setback line. 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 permitted under the provisions of section XXX of this ordinance.

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.

Masonry Wall

- d. MASONRY WALLS. A decorative masonry wall, or a combination earthen berm and masonry wall, not less than six feet in height, shall be required between any authorized use on any lot and any adjoining lot in any residential zone. The location, height, design, materials and other requirements for such masonry walls shall be as provided by the permit conditions of approval. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval. 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.LANDSCAPING. The following landscaping requirements shall apply.

- (1) A minimum of 15 percent of the site shall be landscaped and automatic irrigation shall be installed. The required landscaping shall include landscaping adjacent to any street and to any adjoining lot in any residential zone. The location, design, materials and other requirements for such landscaping shall be as provided by the permit conditions of approval. The provisions of this subsection may be waived or modified by the by the permitting officer or body through the permit conditions of approval.
- (2) Landscaping shall comply with all applicable requirements of law including the provisions of Ordinance No. 787 and Ordinance No. 859.

~~(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.~~

~~f. SERVICE AREA SCREENING. All outside service areas (including trash collection areas, building equipment areas, and loading docks) shall be screened by masonry walls, fencing, architectural features or landscaping so as not to be visible from any public street or from any adjoining lot in any residential zone. Outside storage areas are prohibited. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval.~~

~~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-g. ROOF-MOUNTED EQUIPMENT SCREENING. Except for solar energy systems, all roof-mounted mechanical and other equipment shall be screened from ground elevation view to a minimum sight distance of 1,320 feet.~~

~~Mechanical Equipment. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.~~

~~h. 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.~~

~~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 a 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 purpose of this section, a mansard style roof shall be considered a parapet.~~
- ~~m. Access. No access shall be allowed from residential streets.~~

~~i. PLANNED COMMERCIAL DEVELOPMENTS. A planned commercial development may be authorized to have reduced lot size, lot width, lot depth and building setback requirements, and have common access and common parking, provided a planned development land division has been approved pursuant to the provisions of Ordinance No. 460.~~

~~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.~~

~~SECTION 9.73 06.19.03. ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the C-O Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.~~

CHAPTER 6. ZONES

6.20 ARTICLE 9c-20

C-R ZONE

(RURAL COMMERCIAL)

The following regulations shall apply in the C-R Zone.

~~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 for urban services and facilities are generally unavailable and are not likely to be provided in the near future, it is desirable to establish a zone classification which will promote these rural commercial uses on parcels of generally less than 2 ½ acres:~~

~~SECTION 9.62-06.20.01 AUTHORIZED USES PERMITTED.~~

a. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.
~~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.~~

(1) Bakery shops, including baking only when incidental to retail sales on the premises.

~~Bar and cocktail lounges.~~

(2) Barber and beauty shops.

(3) ~~Dwelling, bed and breakfast.~~ Bed and breakfast inns.

(4) Clothing, shoe, shoe repair and leather goods stores.

(5) ~~Confectionary~~ Confectionaries and candy stores.

(6) Convenience stores, not including the sale of motor vehicle fuel.

~~Churches, temples and other places of religious worship.~~

(7) Delicatessens.

- (8) Drug stores.
- (9) ~~Laundries, Laundromats and d~~Dry cleaning shops.
- (10) ~~Grocery, d~~Dry goods, health food, and variety stores.
- (11) Feed and grain sales, including outside storage.
- (12) Florist shops.
- (13) Gift, antique, curio, and art supply shops.
- (14) Hardware stores.
- (15) Hotels and motels, with no more than 25 guest rooms.
- (16) Ice cream shops.

~~Libraries~~

- (17) Meat and poultry markets, not including slaughtering or live sales.

~~Meeting, fraternal lodge, and community halls.~~

~~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.~~

~~Museums.~~

- (18) Nurseries and garden supply stores, including outside storage.
- (19) One on-site one family dwelling provided such dwelling is occupied only by caretakers and their family. Any such one family dwelling may be located in a nonresidential building.

~~One on-site operator's residence, which may be located in a commercial building.~~

(20) Pet and pet supply shops.

~~Post offices.~~

(21) Produce markets.

~~Professional offices.~~

(22) Real estate offices.

~~Recycling collection facilities.~~

(23) Restaurants, ~~drive-in restaurants~~ and refreshment stands.

~~Signs, on-site advertising only.~~

(24) Sporting equipment, gun, bait and tackle, and equestrian shops.

(25) Taxidermists.

(26) Tourist information centers.

b. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

~~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.

~~Automobile service stations, with the concurrent sale of beer and wine for off premises consumption.~~

(3) Bars and cocktail lounges.

(4) Building supply stores and equipment rental, including outside storage.

(5) Churches, temples and other places of religious worship.

(6) Convenience stores, including the sale of motor vehicle fuel.

(7) Drive-through and drive-in restaurants.

(8) Laundries and laundromats.

(9) Libraries and museums.

~~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.~~

(10) Liquor stores pursuant to the provisions of ~~Section 18.48~~ section XXX (Alcoholic Beverage Sales) of this ordinance.

(11) Meeting, fraternal lodge, and community halls.

(12) Mobilehomes, provided they are kept mobile and licensed pursuant to State law, and are used for one of the following purposes:

a) Construction offices or caretaker's quarters on construction sites for the duration of a valid building permit.

b) A one family dwelling for caretakers and their family on premises where a permitted nonresidential use is established. No more than one caretaker mobilehome shall be permitted and any such mobilehome shall be in lieu of any other one family caretaker dwelling.

c) Agricultural worker employment offices for a maximum of 90 days during any calendar year.

(13) Motor vehicle fuel service stations, with or without the concurrent sale of beer and wine for off-premises consumption.

(14) Professional offices.

~~e. The uses listed in Subsection a. and b. do not include sex-oriented businesses.~~

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

~~SECTION 19.63 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

~~e. Any part of the parcel lies within 300 feet of a freeway.~~

SECTION 9.62: 06.20.02 DEVELOPMENT STANDARDS. ~~The following shall be the standards of development~~ The following development standards shall apply in the C-R Zone:

a. LOT SIZE. The minimum lot area size shall be 20,000 square feet, ~~unless a different minimum is specifically required in a particular area.~~

b. SETBACKS. The minimum 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. HEIGHT. No buildings or structures shall exceed 40 feet in height.

d. BUILDING COVERAGE. Total building coverage on any lot single parcel shall not exceed 20 percent of the ~~net lot size~~ lot size.

~~e. Automobile parking areas and landscaping shall be in accordance with Section 18.12 of this ordinance.~~

~~f.e. SERVICE AREA SCREENING. All outside service areas (including trash collection areas, building equipment areas, storage areas and loading docks) shall be screened by masonry walls, fencing, architectural features or landscaping so as not to be visible from any public street or from any adjoining lot in any residential zone. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval. Trash areas shall be visually screened with a six foot high fence or wall and shall have a gate and be inaccessible to wildlife.~~

~~f. ROOF MOUNTED EQUIPMENT SCREENING. Except for solar energy systems, all roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.~~

~~g. OUTSIDE STORAGE. Except as specifically authorized in section XXX above, all outside storage is prohibited. 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.~~

SECTION ~~9.63.~~ 06.20.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the C-R Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

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CHAPTER 6. ZONES

6.21 ARTICLE 9a 21

C-T ZONE

(TOURIST COMMERCIAL)

The following regulations shall apply in the C-T Zone.

SECTION 9.25-06.17.01 AUTHORIZED USES, PERMITTED.

a. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance. ~~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 sales, and truck sales, new and used.
- (2) Churches, temples and other places of religious worship.
- (3) Curio shops, gift shops.
- (4) Dwellings, bed and breakfast.
- (5) Hotels, motels.
- (6) ~~Automobile service stations, truck~~ Motor vehicle fuel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
- (7) Restaurants, drive-~~in~~ through restaurants, bars.

~~Sign, on-site advertising.~~

~~b. The uses listed in Subsection a. do not include sex-oriented businesses.~~

~~e. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.~~

SECTION 19.26-06.17.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the C-T Zone.

~~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. LOT SIZE. ~~The minimum lot size shall be 10,000 square feet. 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. SETBACKS. ~~The following setback requirements shall apply:~~
- ~~(1) The minimum front setback shall be ten feet.~~
 - ~~(2) Where ~~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~~ ~~are~~ no side or rear ~~yard~~ setbacks ~~requirement~~ ~~from any lot in such zones~~ for buildings which do not exceed 35 feet in height, but there shall be a minimum 19 foot front yard setback.~~
 - ~~(3) For all other lots ~~Where~~ a lot adjoins a lot in any zone except the zones specified in subsection b(2) above, the minimum ~~front, side and rear~~ ~~yards~~ setbacks shall be ten feet ~~from any lot in such zones.~~ 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.~~
 - ~~(3) Notwithstanding the above provisions, any part of a building or structure which exceeds 35 feet in height shall be set back at least two feet more than the minimum setback for each foot by which the height exceeds 35 feet.~~
- c. HEIGHT. ~~No building or structure shall exceed 50 feet in height, unless a height up to 75 feet is permitted under the provisions of section XXX of this ordinance. 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. SERVICE AREA SCREENING. ~~All outside service areas (including trash collection areas, building equipment areas, storage areas and loading docks) shall be screened by masonry walls, fencing, architectural features or landscaping so as not to be visible from any public street or from any adjoining lot in any residential zone. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval.~~

~~Trash areas shall be screened with an opaque six foot high fence or wall and shall have an opaque gate.~~

~~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.~~

SECTION 9.27 06.17.03. ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the C-T Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

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CHAPTER 6. ZONES

6.23 ARTICLE 10 23

I-P ZONE

(INDUSTRIAL PARK)

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

SECTION ~~10.01~~ 06.23.01 AUTHORIZED USES PERMITTED.

a. ALLOWED USES. The following uses are allowed:

(1) Emergency shelters.

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided ~~an Industrial Park Plot Plan a minor conditional use permit~~ has been approved pursuant to the provisions of ~~Section 18.30 section XXX~~ of this ordinance.

(1) The following industrial and manufacturing uses:

a) Food, Lumber, Wood, and Paper products:

1. Binding of books and other publications.
2. Grain and bakery products.
3. Ice.
4. Manufacture of furniture and fixtures including cabinets, partitions, and similar items.
5. Nonalcoholic beverages.
6. Printing and publishing ~~of~~ newspapers, periodicals, books, forms, cards, and similar items.
7. Sugar and confectionary products.

b) Textile and Leather Products:

1. Manufacture of handbags, luggage, footwear, and other personal leather goods.

2. Wearing apparel and accessory products.
- c) Chemical and Glass Products:
1. Glassblowing, pressing, cutting, and other glassware products.
 2. Pharmaceutical research and manufacture.
- d) Metal, Machinery, and Electrical Products:
1. Appliance manufacturer, and repair.
 2. Control devices and gauges.
 3. Equipment sales, rental and storage.
 4. Jewelry manufacture and repair.
 5. Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature, ~~such as- including, but not limited to:~~
 - a. Coils, tubes, semiconductors and similar components.
 - b. Communication, navigation control, transmission and reception equipment, control transmission and reception equipment, control equipment and systems, guidance equipment and systems.
 - c. ~~Data processing~~ Computer equipment and systems.
 - d. Metering instruments, equipment and systems.
 - e. Musical and recording equipment.
 - f. Phonographs and audio units.
 - g. Radar, infrared and ultraviolet equipment and systems.
 - h. Scientific and mechanical instruments.
 - i. Television and radio equipment and systems.
 6. Manufacture of lighting fixtures, and supplies.
 7. Office and ~~computing machine~~ computer manufacture, repair, and sales.

- e) Transportation and Related Industries:
1. Trailer, recreational vehicle, and boat storage within an enclosed building.
 2. Vehicle storage and impoundment 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. Engineering, survey, and drafting instruments.
 - b. Measuring devices, watches, clocks, and related items.
 - c. Medical, and dental instruments.
 - d. Optical goods.
 - e. Photographic equipment.
- g) Industrial Uses:
1. Cold storage facilities.
 2. Communications and microwave installations.
~~Fire and police stations.~~
 3. Parcel delivery services.
 4. Telephone exchanges and switching equipment.
~~Post offices.~~
 5. ~~Public utility substations and Utility service and storage facilities-storage buildings.~~
~~Recycling collection facilities.~~
 6. Warehousing and distribution ~~including mini-warehouses.~~
~~Water and gas company service facilities.~~

- (2) The following service and commercial uses:
- a) Banks and financial institutions.
 - b) Barber and beauty shops.
 - c) Blueprint and duplicating services.
 - d) Churches, temples, or other ~~structures used primarily for places of~~ religious worship.
 - e) Day care centers.
 - f) Health and exercise centers.
 - g) Laboratories, film, medical, research, or testing centers.
 - h) Mobilehomes, provided they are kept mobile and licensed pursuant to State law, and are used for one of the following purposes:
 - 1) Construction offices or caretaker's quarters on construction sites for the duration of a valid building permit.
 - 2) A one family dwelling for caretakers and their family on premises where a permitted nonresidential use is established. No more than one caretaker mobilehome shall be permitted and any such mobilehome shall be in lieu of any other one family caretaker dwelling.

~~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.~~
 - i) Motels.
 - j) ~~Automobile~~ Motor vehicle fuel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - k) Office equipment sales and service.
 - l) Offices, professional, sales and service, including business, law, medical, dental, chiropractic, architectural and engineering.
 - m) One on-site one family dwelling provided such dwelling is occupied only by caretakers and their family. Any such one family dwelling may be located in a nonresidential building.

~~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.~~

- n) Parking lots and parking structures.
- o) Restaurants and other eating establishments.

~~Signs, on-site advertising.~~

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.

The following uses are permitted provided a conditional use permit has been ~~granted~~ approved pursuant to ~~the provisions of Section 18.28~~ section XXX of this ordinance:

- (1) Airports.
- (2) Heliports.
- (3) Planned industrial developments provided a planned development land division has been approved pursuant to the provisions of Ordinance No. 460.

~~Recycling processing facilities.~~

~~e.d.~~ SEX-ORIENTED BUSINESSES. Sex-oriented businesses are conditionally permitted, subject to the provisions of ~~County~~ Ordinance No. 743. The uses listed in ~~Subsections a. and b.~~ subsections a, b and c do not include sex-oriented businesses.

~~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.~~

~~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 10.306.23.02 INDUSTRIAL PARK PLOT PLAN APPLICATIONS. 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: In addition to any other application requirements of this ordinance, an application for any conditional use permit or minor conditional use permit in the I-P Zone 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 methods 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 ~~10.4.06.23.03~~ DEVELOPMENT STANDARDS. The following ~~standards of~~ development ~~standards shall apply are required~~ in the I-P Zone:

a. LOT SIZE. The minimum lot size shall be 20,000 square feet ~~with a minimum average lot width of 100 feet.~~

b. LOT WIDTH. The minimum average lot width shall be 100 feet.

c. SETBACKS. The following setback requirements shall apply.

(1) A minimum 25 foot setback from any street is required.

(2) The minimum rear setback shall be 15 feet.

(3) The minimum side setback shall be 10 feet for the two side lot setback areas combined.

(4) A minimum 50 foot setback shall be required from any lot line where the I-P Zoned property adjoins property in any residential or commercial zone.

~~bd.~~ HEIGHT. The maximum height of all structures, including buildings, shall be 35 feet at the ~~yard~~ setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each ~~yard~~ setback line not less than two feet for each one foot in height that is in excess of 35 feet. ~~All No buildings and or 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 section XXX of this ordinance.~~

e. MASONRY WALLS. A decorative masonry wall, or a combination earthen berm and masonry wall, not less than six feet in height, shall be required between any authorized use on any lot and any adjoining lot in any residential zone. The location, height, design, materials and other requirements for such masonry walls shall be as provided by the permit conditions of approval. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval.

ef. LANDSCAPING. The following landscaping requirements shall apply.

- (1) A minimum of 15 percent of the site shall be landscaped and automatic irrigation shall be installed. The required landscaping shall include landscaping adjacent to any street and to any adjoining lot in any residential zone. The location, design, materials and other requirements for such landscaping shall be as provided by the permit conditions of approval. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval.
- (2) Landscaping shall comply with all applicable requirements of law including the provisions of Ordinance No. 787 and Ordinance No. 859. 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 combines.~~
- ~~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.~~
- g. SERVICE AREA SCREENING. All outside service areas (including trash collection areas, building equipment areas, storage areas and loading docks) shall be screened by masonry walls, fencing, architectural features or landscaping so as not to be visible from any public street or from any adjoining lot in any residential zone. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval. 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.~~

~~h. ROOF-MOUNTED EQUIPMENT SCREENING. Except for solar energy systems, all roof-mounted mechanical and other equipment shall be screened from ground elevation view to a minimum sight distance of 1,320 feet. 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.~~

~~ni. 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. 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 on adjoining property.~~

~~j. PLANNED INDUSTRIAL DEVELOPMENTS. A planned industrial development may be authorized to have reduced lot size, lot width, lot 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 Ordinance No. 460.~~

~~k. EMERGENCY SHELTERS. In addition to all other development standards of the I-P Zone, the following development standards shall apply to emergency shelters:~~

- ~~(1) For purposes of this section, the term "client" shall mean a homeless person who uses the facilities of an emergency shelter to eat, shower or sleep but is not a staff member.~~
- ~~(2) A minimum of 125 square feet of floor area shall be provided for each client served (eating, showering or sleeping) at any one time. One bed shall be provided for each client sleeping at the emergency shelter.~~
- ~~(3) The minimum interior waiting and client intake area for a shelter with 14 or fewer beds shall be 125 square feet. The minimum interior waiting and client intake area for a shelter with 15 or more beds shall be 200 square feet.~~
- ~~(4) The minimum exterior waiting and client intake area for a shelter with 14 or fewer beds shall be 450 square feet. The minimum exterior waiting and client intake area for a shelter with 15 or more beds shall be 900 square feet.~~
- ~~(5) The following off street parking shall be provided: one space each for the maximum number of employees who will be present on the site at the same time and one space for each six client beds in the shelter, rounded up to the nearest whole number.~~
- ~~(6) Outdoor lighting shall be provided in all parking areas, exterior waiting and client intake areas, and outdoor common areas.~~
- ~~(7) If the emergency shelter accommodates both men and women, separate sleeping, lavatory and bathing areas shall be provided for men and for women.~~
- ~~(8) An emergency shelter shall have a manager and at least one other staff member present on-site during all hours of operation. If the emergency shelter accommodates both men and women, one employee, manager or staff member, of~~

each sex shall be present during all hours of operation. The manager and all staff members shall be persons who maintain a separate residence.

- (9) No client shall be allowed to stay more than 300 total days within any 12 month period or more than 180 consecutive days.
- (10) The maximum number of beds in any emergency shelter shall be 75.
- (11) No emergency shelter shall be located on a lot where any lot line of such lot is within 300 feet of any lot line of a lot where another emergency shelter is located.

SECTION ~~10.4.~~06.23.04 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the I-P Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

DRAFT

CHAPTER 6 ZONES

6.24 ARTICLE 11-24

M-SC ZONE

(MANUFACTURING - SERVICE COMMERCIAL)

The following regulations shall apply in the M-SC Zone.

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 06.24.01. AUTHORIZED USES PERMITTED.

a. ALLOWED USES. The following uses are allowed.

- (1) Orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale.
- (2) The noncommercial keeping or raising of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the grazing and supplementary feeding of such animals. The maximum number of animals allowed shall be two per acre of the total area of the premises. The systematic rotation of animals for grazing, concentrating the animals on part of the premises, is allowed so long as the total number of animals does not exceed the maximum allowed. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep which may be temporarily grazed on any premises 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 and that the total number of sheep permanently kept on the premises does not exceed the maximum allowed. The provisions of this subsection 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 solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals shall be rounded to the nearest whole number.
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.~~ CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

(1) The following industrial and manufacturing uses.

a) Food Products:

1. Dairy products, not including dairies.
2. Drying, packing, Canning, freezing and preserving other accepted methods of processing fruits and vegetables.
3. Grain and bakery products.
4. Ice.
5. Meat and poultry products, not including meat packing or slaughtering.
6. Nonalcoholic beverages.
7. Sugar and confectionery products.

b) Textile Products:

1. Floor covering mills.
2. Knitting mills.
3. Wearing apparel and accessory products.
4. Cotton, wood, and synthetic wW~~eaving~~ and finishing mills.
5. Yarn and thread mills.

c) Lumber and Wood Products:

1. Fabrication of wood buildings and structures.
2. Fabrication of manufactured housing, ~~and~~ mobilehomes and factory-built homes.
3. Lumber yards.
4. Manufacture of containers and crates.

5. Manufacture of furniture and fixtures including cabinets, partitions and similar items.

~~Paper shredding.~~

6. Saw and planing mills.

d) Paper Products:

1. Binding of books and other publications.
2. Manufacture of containers and boxes.
3. Paper and paperboard mills.
4. Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.

e) Chemicals and related products:

1. Manufacture of agricultural chemicals, not including pesticides and fertilizers.
2. Manufacture of drugs and pharmaceuticals.
3. Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
4. Soaps, cleaners, and toiletries.

f) Leather Products:

1. Manufacture of handbags, luggage, footwear, and other ~~personal~~ leather goods.
2. Tanning and finishing of leather.

g) Stone, Clay, Glass, and Concrete Products:

1. Glass blowing, pressing and cutting.
2. Glassware products.
3. Manufacture of concrete, gypsum, plaster and mineral products.

4. Pottery and similar items.
 5. Stone cutting and related activities.
- h) Metal Products:
1. Cutlery, tableware, hand tools, and hardware.
 2. Fabrication of metal buildings.
 3. Jewelry.
 4. Machine, welding, and blacksmith shops.
 5. Manufacture and assembly of fencing.
 6. Manufacture of cans and containers.
 7. Manufacture of ordnance and firearms, not including explosives.
 8. Metal stamps and forged metal products.
 9. Plumbing and heating items.
 10. Wrought iron fabrication.
- i) Machinery:
1. Engines, turbines, and parts.
 2. Equipment sales; and rental, ~~and storage~~.
 3. Farm, garden, construction, and industrial machinery.
 4. Office ~~and computing~~ machines and computers.
 5. Refrigeration and heating equipment.
- j) Electrical Equipment:
1. Appliances.
 2. Electrical and electronic apparatus and components.
 3. Lighting and wiring.

4. Musical and recording equipment.
 5. Radio, television, and communications equipment.
- k) Transportation and Related Industries:
1. Draying, freighting, and trucking operations.
 2. Motorcycles, bicycles, and parts manufacture.
 3. Railroad equipment.
~~Railroad yards and stations.~~
 4. Trailer, recreational vehicle and boat storage.
 5. Travel trailers and recreational vehicles manufacture.
 6. Vehicle storage and impoundment.
 7. Vehicles, aircraft, boats and parts manufacture.
- l) Engineering and Scientific Instruments:
1. Measuring devices, watches, clocks, and related items.
 2. Medical instruments, supplies and equipment.
 3. Optical goods ~~medical instruments, supplies, and equipment and photography equipment.~~
 4. Photography equipment and supplies.
- m) Industrial Uses:
1. Building movers storage yards.
 2. Cold storage plants.
 3. Communications and microwave installations.
 4. Contractor storage yards.
 5. Cotton ginning.
 6. Heliports.

7. Laboratories and research centers.

~~Mini-warehouses.~~

8. ~~Public-uUtility substations-service~~ and storage ~~yards~~ facilities.

9. Warehousing and distribution.

(2) The following service and commercial uses:

a) Banks and financial institutions.

b) Barber and beauty shops.

c) Blueprint and duplicating services.

d) Body and fender shops, ~~and~~ including spray painting.

e) Building materials sales yardss.

f) Car and truck washes.

g) Churches, temples, ~~or other structures used primarily for~~ and other places of religious worship.

h) Day care centers.

i) Feed and grain sales.

j) Fortune telling, spiritualism, or similar activity.

k) Hardware and home improvement centerss.

l) Health and exercise centers.

m) Laboratories, film, medical, research, or testing centers.

n) Mobilehomes, provided they are kept mobile and licensed pursuant to State law, and are used for one of the following purposes:

1) Sales offices on mobilehome sales lots.

2) Construction offices or caretaker's quarters on construction sites for the duration of a valid building permit.

- 3) A one family dwelling for caretakers and their family on premises where a permitted nonresidential use is established. No more than one caretaker mobilehome shall be permitted and any such mobilehome shall be in lieu of any other one family caretaker dwelling.
- 4) Agricultural worker employment offices for a maximum of 90 days during any calendar year. ~~p) Mobilehomes, provided they are kept mobile and licensed pursuant to State law, when used for: sales offices on mobilehome sale 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.~~
- o) Mobilehome sales lots.
- p) Gasoline and diesel Motor vehicle fuel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
- q) Nurseries and garden supply stores.
- r) Office equipment and computer sales and service.
- s) Offices, professional, sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.
- t) One on-site one family dwelling provided such dwelling is occupied only by caretakers and their family. Any such one family dwelling may be located in a nonresidential building. 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.
- u) Parking lots and parking structures.
- ~~Recycling collection facilities.~~
- v) Restaurants and other eating establishments.
- ~~Signs, on-site advertising.~~
- w) ~~Turek and t~~Trailer, recreational vehicle and truck sales and rental.
- x) Vehicle and motorcycle repair shops.

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance. ~~The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance.~~

- (1) Acid and abrasives manufacturing.
- (2) Airports.
- (3) Draying, freighting and trucking operations.
- (4) Drive-in theaters.
- (5) Cemeteries, crematories, and mausoleums.
- (6) Concrete batch plants and asphalt plants.
- (7) Fertilizer production and processing, organic or inorganic.
- (8) Manufacture of Ppaints and varnishes manufacturing and incidental storage.
- (9) Meat packing plants, not including slaughtering or rendering of animals.
- (10) Natural gas storage, above ground.
~~Paper storage and recycling, not within a building.~~
- (11) Petroleum and bulk fuel storage, above ground, ~~pursuant to County Ordinance No. 546.~~
- (12) Planned industrial developments provided a land division has been approved pursuant to Ordinance No. 460.
- (13) Poultry and egg processing.
~~Recycling of wood, metal, and construction wastes.~~
- (14) Waste Ddisposal service operations, not including transfer stations.
- (15) Brewery, distillery, or winery Wineries, distilleries and breweries.

d. SURFACE MINING OPERATIONS. Mining operations that are subject to the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) are conditionally permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to provisions of Ordinance No. 555, which has not been revoked or suspended.

~~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.~~

e. SEX-ORIENTED BUSINESSES. Sex-oriented businesses are conditionally permitted, subject to the provisions of Ordinance No. 743. The uses listed in subsections a, b and c do not include sex-oriented businesses.

~~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.~~

SECTION 06.24.02 APPLICATIONS. In addition to any other application requirements of this ordinance, an application for any conditional use permit or minor conditional use permit in the M-SC Zone 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 methods 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 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.~~ 06.24.03 DEVELOPMENT STANDARDS. The following development standards shall apply in the M-SC Zone.

a. Lot Size-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 7,000 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. LOT WIDTH. The minimum average lot width shall be 75 feet, except that a minimum average lot width of 65 feet may be permitted when sewers are available and will be utilized for the development.

bc. Setbacks-SETBACKS. The following setback requirements shall apply.

- (1) Where the front, side, or rear lot line adjoins a lot in any residential zone, the minimum setback shall be 25 feet from any such lot line.
- (2) Where the front, side, or rear lot line adjoins a lot in a zone other than a residential zone, there is no minimum setback.
- (3) The minimum setback from any street shall be 25 feet. ~~(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) Unless otherwise provided by the permit conditions of approval, setback areas may only be used for landscaping, walls, fencing and driveways.

~~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.~~

d. Height Requirements-HEIGHT. The maximum height of any building or structure shall be 40 feet at the setback line. 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 permitted under the provisions of section XXX of this ordinance.

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 WALLS. A decorative masonry wall, or a combination earthen berm and masonry wall, not less than six feet in height, shall be required between any authorized use on any lot and any adjoining lot in any residential zone. The location, height, design, materials and other requirements for such masonry walls shall be as provided by the permit conditions of approval. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval. ~~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. The following landscaping requirements shall apply.

(1) A minimum of ten percent of the site shall be landscaped and automatic irrigation shall be installed. The required landscaping shall include landscaping adjacent to any street and to any adjoining lot in any residential zone. The location, design, materials and other requirements for such landscaping shall be as provided by the permit conditions of approval. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval.

(2) Landscaping shall comply with all applicable requirements of law including the provisions of Ordinance No. 787 and Ordinance No. 859.

~~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 cases 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.~~

f. SERVICE AREA SCREENING. All outside service areas (including, without limitation, trash collection areas, building equipment areas, storage areas and loading docks) shall be screened by masonry walls, fencing, architectural features or landscaping so as not to be visible from any public street or from any adjacent lot in any residential zone. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval.

~~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.~~

~~g. ROOF-MOUNTED EQUIPMENT SCREENING. Except for solar energy systems, all roof-mounted mechanical and other equipment shall be screened from ground elevation view to a minimum sight distance of 1,320 feet. 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.~~

~~h. 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. 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.~~

~~i. PLANNED INDUSTRIAL DEVELOPMENTS. A planned industrial development may be authorized to have reduced lot size, lot width, lot 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 Ordinance No. 460.~~

~~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.~~

~~SECTION 11.4.06.24.04 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the M-SC~~

Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

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CHAPTER 6. ZONES

6.25 ARTICLE 25

M-M ZONE

(MANUFACTURING - MEDIUM)

The following regulations shall apply in the M-M Zone.

~~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 06.25.01 AUTHORIZED USES PERMITTED.

a. ALLOWED USES. The following uses are allowed.

- (1) Orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale.
- (2) The noncommercial keeping or raising of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the grazing and supplementary feeding of such animals. The maximum number of animals allowed shall be two per acre of the total area of the premises. The systematic rotation of animals for grazing, concentrating the animals on part of the premises, is allowed so long as the total number of animals does not exceed the maximum allowed. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep which may be temporarily grazed on any premises 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 and that the total number of sheep permanently kept on the premises does not exceed the maximum allowed. The provisions of this subsection 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 solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals shall be rounded to the nearest whole number.
~~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.~~ CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. ~~The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.~~

(1) The following industrial and manufacturing ~~areas~~ uses:

a) Food Products:

1. Beverages, including alcoholic beverages.
2. Dairy products, not including dairies.
3. Drying, packing, Canning, freezing and preserving other accepted methods of processing fruits and vegetables.
4. Grain and bakery products.
5. Ice.
6. Meat and poultry products, including meat packing but not including slaughtering.
7. Sugar and confectionery products.
8. Wineries, distilleries and breweries.

b) Textile Products:

1. Floor covering mills.
2. Knitting mills.
3. Wearing apparel and accessory products.
4. ~~Cotton, wool, and synthetic w~~Weaving and finishing mills.
5. Yarn and thread mills.

c) Lumber and Wood Products:

1. Fabrication of manufactured housing and, mobilehomes and factory-built housing.
2. ~~Fabricated~~ Fabrication of wood buildings and structures.

3. Lumber yards.
4. Manufacture of containers and crates.
5. Manufacture of furniture and fixtures including cabinets, partitions and similar items.

~~Paper shredding.~~

6. Saw and planing mills.

d) Paper Products:

1. Binding of books and other publications.
2. Manufacture of containers and boxes.
3. Paper and paperboard mills.

~~Paper shredding.~~

4. Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.

e) Chemicals and related products:

1. Manufacture of agricultural chemicals, not including pesticides and fertilizers.
2. Manufacture of drugs and pharmaceuticals.
3. Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
4. Soaps, cleaners, and toiletries.

f) Rubber, Plastic and Synthetic Products:

1. Fabrication of rubber, plastic, and synthetic products.
2. Manufacture of tires and tubes.

g) Leather Products:

1. Manufacture of handbags, luggage, footwear, and other ~~personal~~ leather goods.
 2. Tanning and finishing of leather.
- h) Stone, Clay, Glass, and Concrete Products:
1. Glass blowing, pressing and cutting.
 2. Glassware products.
 3. Manufacture of concrete, gypsum, plaster and mineral products.
 4. Pottery and similar items.
 5. Stone cutting and related activities.
- i) Metal Products, ~~Fabricated~~:
1. Cutlery, tableware, hand tools, and hardware.
 2. Fabrication of metal buildings.
 3. Jewelry.
 4. Machine, welding, and blacksmith shops.
 5. Manufacture and assembly of fencing.
 6. Manufacture of cans and containers.
 7. Manufacture of ordnance and firearms, not including explosives.
 8. Metal stamps and forged metal products.
 9. Plumbing and heating items.
 10. Wrought iron fabrication.
- j) Machinery:
1. Engines, turbines, and parts.
 2. Equipment sales, ~~and rental, and storage~~.
 3. Farm, garden, construction, and industrial machinery.

4. Office ~~and computing~~ machines and computers.
 5. Refrigeration and heating equipment.
- k) Electrical Equipment:
1. Appliances.
 2. Electrical and electronic apparatus and components.
 3. Lighting and wiring.
 4. Musical and recording equipment.
 5. Radio, television, and communications equipment.
- l) Transportation and Related Industries:
1. Draying, freighting, and trucking operations.
 2. Motorcycles, bicycles, and parts manufacture.
 3. Railroad equipment.
~~Railroad yards and stations.~~
 4. Trailer, recreational vehicle and boat storage.
 5. Travel trailers and recreational vehicles manufacture.
 6. Vehicles, aircraft, ~~and~~ boats and parts manufacture.
 7. Vehicle storage and impoundment.
- m) Engineering and Scientific Instruments:
1. Measuring devices, watches, clocks, and related items.
 2. Medical instruments, supplies, and equipment ~~and photography equipment~~.
 3. Optical goods.
 4. Photography equipment and supplies.

n) Industrial Uses:

1. Animal training.
~~Breweries, distilleries, and wineries.~~
2. Building movers storage yards.
3. Cold storage plants.
4. Communications and microwave installations.
5. Contractor storage yards.
6. Cotton ginning.
7. Heliports.
8. Laboratories and research centers.
~~Mini-warehouses.~~
9. Natural gas, above ground storage facilities.
10. ~~Public-utility substations~~ service and storage ~~yards~~ facilities.
11. Warehousing and distribution.

(2) The following service and commercial uses:

- a) Banks and financial institutions.
- b) Barber and beauty shops.
- c) Body and fender shops, ~~and~~ including spray painting.
- d) Blueprint and duplicating services.
- e) Building materials sales yards.
- f) ~~Care~~ and truck washes.
- g) Churches, temples and other places of religious worship.
- h) Day care centers.

- i) Feed and grain sales.
- j) Hardware and home improvement centers.
- k) Health and exercise centers.
- l) Laboratories, film, medical, research, or testing.
- m) Mobilehomes, provided they are kept mobile and licensed pursuant to State law, and are used for one of the following purposes:
 - 1) Sales offices on mobilehome sales lots.
 - 2) Construction offices or caretaker's quarters on construction sites for the duration of a valid building permit.
 - 3) A one family dwelling for caretakers and their family on premises where a permitted nonresidential use is established. No more than one caretaker mobilehome shall be permitted and any such mobilehome shall be in lieu of any other one family caretaker dwelling.
 - 4) Agricultural worker employment offices for a maximum of 90 days during any calendar year.

~~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.~~
- n) Mobilehome sales lots.
- o) ~~Gasoline and diesel~~ Motor vehicle fuel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
- p) Nurseries and garden supply stores.
- q) Office equipment and computer sales and service.
- r) Offices, professional, sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.
- s) One on-site one family dwelling provided such dwelling is occupied only by caretakers and their family. Any such one family dwelling may be located in a

~~nonresidential building. 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.~~

t) Parking lots and parking structures.

~~Recycling collection facilities.~~

u) Restaurants and other eating establishments.

~~Signs, on-site advertising.~~

v) ~~Truck and t~~Trailer, recreational vehicle and truck sales and rentals.

w) Vehicle and motorcycle repair shops.

c. ~~The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance: CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.~~

(1) Abattoirs.

(2) Acid and abrasives manufacturing.

(3) Airports.

(4) Auto wrecking and junk yards.

(5) Cemeteries, crematories and mausoleums.

(6) Concrete batch plants and asphalt plants.

(7) Cotton ginning.

(8) Drive-in theaters.

(9) Dump sites.

(10) Fertilizer production, and processing, organic or inorganic.

(11) Gas, steam, and oil drilling operations.

(12) Manufacture of Ppaints and varnishes ~~manufacturing and incidental storage.~~

~~Paper storage and recycling, not within a building.~~

(13) Petroleum and bulk fuel storage, above ground, ~~pursuant to County Ordinance No. 546.~~

(14) Planned industrial developments provided a land division has been approved pursuant to Ordinance No. 460.

~~Recycling of wood, metal, and construction wastes.~~

~~Recycling processing facilities.~~

(15) Sand blasting.

(16) ~~Sewerage~~ Sewage treatment plants.

(17) Smelting metal and foundries.

(18) Swap meets.

(19) Waste ~~D~~isposal service operations.

d. SURFACE MINING OPERATIONS. Mining operations that are subject to the California Surface Mining and Reclamation Act of 1975 (Public Resources Code, section 2710 et seq.) are conditionally permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to the provisions of Ordinance No. 555, which has not been revoked or suspended.

~~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 18.46 of this ordinance.~~

f.e. SEX-ORIENTED BUSINESSES. Sex-oriented businesses are conditionally permitted, subject to the provisions of Ordinance No. 743. The uses listed in subsections a, b and c do not include sex-oriented businesses.

~~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.~~

~~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.~~

~~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 06.25.02 APPLICATIONS. In addition to any other application requirements of this ordinance, an application for any conditional use permit or minor conditional use permit in the M-H Zone 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 methods 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 44.28.06.25.03~~ DEVELOPMENT STANDARDS. The following development standards shall apply in the M-M Zone.

- a. ~~Lot Size~~-LOT SIZE. The minimum lot size shall be 10,000 square feet, except that a minimum lot size of 7,000 square feet may be permitted when sewers are available and will be utilized for the development. 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. LOT WIDTH. The minimum average lot width shall be 75 feet, except that a minimum average lot width of 65 feet may be permitted when sewers are available and will be utilized for the development.
- c. ~~Setbacks~~-SETBACKS. The following setback requirements shall apply.
 - (1) Where the front, side, or rear yard lot line 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 in any residential zone, the minimum setback shall be 25 feet from the any such property lot line.
 - (2) Where the front, side, or rear yard lot line adjoins a lot with a zoning in a zone classification other than those specified in paragraph (1) above a residential zone, there is no minimum setback.
 - (3) The minimum setback from any street shall be 25 feet.
 - (4) Unless otherwise provided by the permit conditions of approval, setback areas may only be used for landscaping, walls, fencing and driveways.

~~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 lading docks.~~

~~ed. Height Requirements-HEIGHT. The maximum height of any building or structure shall be 40 feet at the setback line. 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 permitted under the provisions of section XXX of this ordinance.~~

~~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.~~

~~e. MASONRY WALLS. A decorative masonry wall, or a combination earthen berm and masonry wall, not less than six feet in height, shall be required between any authorized use on any lot and any adjoining lot in any residential zone. The location, height, design, materials and other requirements for such masonry walls shall be as provided by the permit conditions of approval. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval. 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.~~

~~f. LANDSCAPING. The following landscaping requirements shall apply.~~

- ~~(1) A minimum of ten percent of the site shall be landscaped and automatic irrigation shall be installed. The required landscaping shall include landscaping adjacent to any street and to any adjoining lot in any residential zone. The location, design, materials and other requirements for such landscaping shall be as provided by the permit conditions of approval. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval.~~
- ~~(2) Landscaping shall comply with all applicable requirements of law including the provisions of Ordinance No. 787 and Ordinance No. 859.~~

~~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 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. SERVICE AREA SCREENING. All outside service areas (including, without limitation, trash collection areas, building equipment areas, storage areas and loading docks) shall be screened by masonry walls, fencing, architectural features or landscaping so as not to be visible from any public street or from any adjacent lot in any residential zone. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval.~~

~~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.~~

~~h. ROOF-MOUNTED EQUIPMENT SCREENING. Except for solar energy systems, all roof-mounted mechanical and other equipment shall be screened from ground elevation view to a minimum sight distance of 1,320 feet.~~

~~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.~~

~~i. 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.~~

~~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.~~

j. PLANNED INDUSTRIAL DEVELOPMENTS. A planned industrial development may be authorized to have reduced lot size, lot width, lot 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 Ordinance No. 460.

~~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.~~

SECTION 06.25.04 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the M-H Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6.ZONES

6.26 ARTICLE 12 26

M-H ZONE

(MANUFACTURING - HEAVY)

The following regulations shall apply in the M-H Zone.

~~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 06.26.01 AUTHORIZED USES. PERMITTED.~~

a. ALLOWED USES. The following uses are allowed.

- (1) Orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale.
- (2) The noncommercial keeping or raising of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the grazing and supplementary feeding of such animals. The maximum number of animals allowed shall be two per acre of the total area of the premises. The systematic rotation of animals for grazing, concentrating the animals on part of the premises, is allowed so long as the total number of animals does not exceed the maximum allowed. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep which may be temporarily grazed on any premises 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 and that the total number of sheep permanently kept on the premises does not exceed the maximum allowed. The provisions of this subsection 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 solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals shall be rounded to the nearest whole number. the grazing of not more than two mature farm animals per acre and their immature offspring.
~~Agricultural uses of the soils for crops including the grazing of not more than two mature farm animals.~~

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a ~~plot plan is minor conditional use permit~~ has been approved pursuant to the provisions of ~~Section 18.3-section XXX~~ of this ordinance.

(1) The following industrial and manufacturing uses:

a) Food Products:

1. Beverages, including alcoholic beverages.
2. Dairy products, not including dairies.
3. Drying, packing, Canning, freezing and preserving other accepted methods of processing fruits and vegetables.
4. Grain and bakery products.
5. Ice.
6. Meat and poultry products, including meat packing but not including slaughtering.
7. Sugar and confectionery products.
8. Wineries, distilleries, and breweries.

b) Textile Products:

1. Floor coverings mills.
2. Knitting mills.
3. Wearing apparel and accessory products.
4. Cotton, wool, and synthetic wWeaving and finishing mills.
5. Yarn and thread mills.

c) Lumber and Wood Products:

1. Fabrication of wood buildings and structures.
2. Lumber yards.
3. Manufacture of containers and crates.

4. Manufacture of furniture and fixtures including cabinets, partitions, and similar items.
 5. Saw and planing mills.
- d) Paper Products:
1. Binding of books and other publications.
 2. Manufacture of containers and boxes.
 3. Paper and paperboard mills.
 - ~~Paper shredding.~~
 4. Printing and publishing of newspapers, periodicals, books, forms, cards and similar items.
- e) Chemicals and related products:
1. Manufacture of agricultural chemicals, not including pesticides and fertilizers.
 2. Manufacture of drugs and pharmaceuticals.
 3. Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
 4. Manufacture of Paints and varnishes.
 5. Soaps, cleaners, and toiletries.
- f) Rubber and Plastic and Synthetic Products:
1. Fabrication of rubber, plastics, and synthetic products.
 2. Manufacture of tires and tubes.
- g) Leather Products:
1. Manufacture of handbags, luggage, footwear, and other ~~personal~~ leather goods.
 2. Tanning and finishing of leather.
- h) Stone, Clay, Glass, and Concrete Products:

1. Glass blowing, pressing and cutting.
 2. Glassware products.
 3. Manufacture of concrete, gypsum, plaster and mineral products.
 4. Pottery and similar items.
 5. Stone cutting and related activities.
- i) Metal Products:
1. Cutlery, tableware, hand tools, and hardware.
 2. Fabrication of metal buildings.
 3. Jewelry.
 4. Machine, welding, and blacksmith shops.
 5. Manufacture and assembly of fencing.
 6. Manufacture of cans and containers.
 7. Manufacture of ordnance and firearms, not including explosives.
 8. Metal stamps and forged metal products.
 9. Plumbing and heating items.
 10. Wrought iron fabrication.
- j) Primary Metal Industries:
1. Blast furnaces.
 2. Casting metals.
 3. Foundries.
 4. Rolling and drawing metals.
 5. Smelting of metals.
- k) Machinery:

1. Engines, turbines, and parts.
 2. Equipment sales; and rental, ~~and storage~~.
 3. Farm, garden, construction, and industrial machinery.
 4. Office ~~and computing~~ machines and computers.
 5. Refrigeration and heating equipment.
- l) Electrical Equipment:
1. Appliances.
 2. Electrical and electronic apparatus and components.
 3. Lighting and wiring.
 4. Musical and recording equipment.
 5. Radio, television, and communications equipment.
- m) Transportation and Related Industries:
1. Draying, freighting, and trucking operations.
 2. Motorcycles, bicycles, and parts.
 3. Railroad equipment.
~~Railroad yards and stations.~~
 4. Trailer, recreational vehicle and boat storage.
 5. Travel trailers and recreational vehicles manufacture.
 6. Vehicle storage and impoundment.
 7. Vehicles, aircraft, boats and parts manufacture.
- n) Engineering and Scientific Instruments:
1. Medical instruments, supplies and equipment.
 2. Measuring devices, watches, clocks, and related items.

3. ~~Optical goods, medical instruments, supplies, and equipment, and photography equipment.~~

4. Photography equipment and supplies.

o) Industrial Uses:

1. Airports.

2. Building movers storage yards.

3. Cold storage plants.

4. Communications and microwave installations.

5. Contractor storage yards.

6. Cotton ginning.

7. Heliports.

8. Laboratories and research centers.

~~Mini warehouses.~~

9. Natural gas, above ground storage facilities.

~~Recycling collection facilities.~~

~~Recycling of wood, metal and construction wastes.~~

10. Sand blasting.

11. ~~Public u~~Utility substations service and storage yards facilities.

12. Warehousing and distribution.

(2) The following service and commercial uses:

a) Banks and financial institutions.

b) Barber and beauty shops.

c) Blueprint and duplicating services.

d) Body and fender shops, ~~and~~ including spray painting.

- e) Building materials sales yards.
- f) Car and truck washes.
- g) Churches, temples and other places of religious worship.
- h) Day care centers.
- i) Feed and grain sales.
- j) Hardware and home improvement centers.
- k) Health and exercise centers.
- l) Laboratories, film, medical, research, or testing.
- m) Mobilehomes, provided they are kept mobile and licensed pursuant to State law, and are used for one of the following purposes:
 - 1) Sales offices on mobilehome sales lots.
 - 2) Construction offices or caretaker's quarters on construction sites for the duration of a valid building permit.
 - 3) A one family dwelling for caretakers and their family on premises where a permitted nonresidential use is established. No more than one caretaker mobilehome shall be permitted and any such mobilehome shall be in lieu of any other one family caretaker dwelling.
 - 4) Agricultural worker employment offices for a maximum of 90 days during any calendar year.

~~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.~~
- n) Mobilehome sales lots.
- o) Nurseries and garden supply stores.
- p) Gasoline and diesel Motor vehicle fuel service stations, not including the concurrent sale of beer and wine for off-premises consumption.

- q) Office equipment and computer sales and service.
- r) Offices, professional, sales and service; including business, law, medical dental, chiropractic, architectural, and engineering.
- r) One on-site one family dwelling provided such dwelling is occupied only by caretakers and their family. Any such one family dwelling may be located in a nonresidential building.
~~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.~~
- s) Parking lots and parking structures.
- t) Restaurants and other eating establishments.
- ~~Signs, on-site advertising.~~
- u) Trailer, recreational vehicle and truck sales and rentals.
- v) Vehicle and motorcycle repair shops.

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.

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

- (1) Acid and abrasives manufacturing.
- (2) Auto wrecking and junk yards.
- (3) Abattoirs.
- (4) Concrete batch plants and asphalt plants.
- (5) Cotton ginning.
- (6) Drive-in theaters.
- (7) Dump sites.
- (8) Explosives manufacturing and testing.
- (9) Fertilizer production₇ and processing₂ organic or inorganic.
- (10) Gas, steam, and oil drilling operations.

- (11) Pesticide and hazardous chemical production and processing.
- (12) Petroleum and bulk fuel storage, above ground, ~~pursuant to County Ordinance No. 546.~~
- (12) Petroleum refineries.
- (13) Planned industrial developments provided a planned development land division has been approved pursuant to the provisions of Ordinance No. 460.
- (14) Processing and rendering of fats and oils.
Recycling processing facilities.
- (15) ~~Sewerage~~ Sewage treatment plants.
- (16) Swap meets.
- (17) Waste Disposal service operations.

~~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.~~

d. SURFACE MINING OPERATIONS. Mining operations that are subject to the California Surface Mining and Reclamation Act of 1975 (Public Resources Code, section 2710 et seq.) are conditionally permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to the provisions of Ordinance No. 555, which has not been revoked or suspended.

~~f~~e. SEX-ORIENTED BUSINESSES. Sex-oriented businesses are conditionally permitted, subject to the provisions of County Ordinance No. 743. The uses listed in ~~Subsections b. and e~~ subsections a, b and c do not include sex-oriented businesses.

~~g~~f. HAZARDOUS WASTE FACILITIES. A ~~h~~Hazardous waste ~~faeility~~ facilities are conditionally permitted provided a hazardous waste facility siting permit has been ~~granted~~ approved pursuant to ~~Section 18.44~~ section XXX of this ordinance.

~~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.~~

~~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 12.2. 06.26.02 APPLICATIONS. In addition to any other application requirements of this ordinance, an application for any conditional use permit or minor conditional use permit in the M-H Zone 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 methods 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 12.4 06.26.03 DEVELOPMENT STANDARDS. The following development standards shall apply in the M-H Zone.~~

- ~~a. Lot Size-LOT SIZE. The minimum lot size shall be 10,000 square feet. ~~with a minimum average width of 75 feet~~, except that a minimum lot size ~~not less than of~~ 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. LOT WIDTH. The minimum average lot width shall be 75 feet, except that a minimum average lot width of 65 feet may be permitted when sewers are available and will be utilized for the development.~~
- ~~c. Setbacks-SETBACKS. The following setback requirements shall apply.~~
 - ~~(1) Where the front, side, or rear yard lot line 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 in any residential zone~~, the minimum setback shall be 25 feet from ~~the~~ any such property lot line.~~
 - ~~(2) Where the front, side, or rear yard adjoins lot line adjoins a lot ~~with a zoning classification in a zone~~ other than ~~those zones specified in paragraph (1) above a residential zone~~, there is no minimum setback.~~
 - ~~(3) The minimum setback from any street shall be 25 feet. ~~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. Unless otherwise provided by the permit conditions of approval, setback areas may only be used for landscaping, walls, fencing and driveways.~~

~~e. 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. HEIGHT. The maximum height of any building or structure shall be 40 feet at the setback line. 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 permitted under the provisions of section XXX of this ordinance.~~

~~e. MASONRY WALLS. A decorative masonry wall, or a combination earthen berm and masonry wall, not less than six feet in height, shall be required between any authorized use on any lot and any adjoining lot in any residential zone. The location, height, design, materials and other requirements for such masonry walls shall be as provided by the permit conditions of approval. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval. 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.f. LANDSCAPING. The following landscaping requirements shall apply.~~

- ~~(1) A minimum of 10 percent of the site shall be landscaped and automatic irrigation shall be installed. The required landscaping shall include landscaping adjacent to any street and to any adjoining lot in any residential zone. The location, design, materials and other requirements for such landscaping shall be as provided by the permit conditions of approval. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval.~~

- (2) Landscaping shall comply with all applicable requirements of law including the provisions of Ordinance No. 787 and Ordinance No. 859.

~~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-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. SERVICE AREA SCREENING. All outside service areas (including, without limitation, trash collection areas, building equipment areas, storage areas and loading docks) shall be screened by masonry walls, fencing, architectural features or landscaping so as not to be visible from any public street or from any adjacent lot in any residential zone. The provisions of this subsection may be waived or modified by the permitting officer or body through the permit conditions of approval.~~

~~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.~~

~~h. ROOF-MOUNTED EQUIPMENT SCREENING. Except for solar energy systems, all roof-mounted mechanical and other equipment shall be screened from ground elevation view to a minimum sight distance of 1,320 feet.~~

~~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.~~

~~i. 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~~

~~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.~~

j. PLANNED INDUSTRIAL DEVELOPMENTS. A planned industrial development may be authorized to have reduced lot size, lot width, lot 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 Ordinance No. 460.

~~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.~~

SECTION 12.4.06.26.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the M-H Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.27 ARTICLE XIIa-12a 27

M-R ZONE

(MINERAL RESOURCES)

The following regulations shall apply in the M-R Zone.

SECTION ~~12.50-~~06.27.01 AUTHORIZED USES PERMITTED.

a. ~~Uses Permitted-ALLOWED USES.~~ The following uses are allowed. 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) Orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale.
- (2) The noncommercial keeping or raising of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the grazing and supplementary feeding of such animals. The maximum number of animals allowed shall be two per acre of the total area of the premises. The systematic rotation of animals for grazing, concentrating the animals on part of the premises, is allowed so long as the total number of animals does not exceed the maximum allowed. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep which may be temporarily grazed on any premises 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 and that the total number of sheep permanently kept on the premises does not exceed the maximum allowed. The provisions of this subsection 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 solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals shall be rounded to the nearest whole number.
~~Agricultural use of the soils for crops, orchards, grazing and forage.~~

~~Electric and gas distribution, transmission substations, telephone and microwave stations.~~

~~Water well and any use appurtenant to the storage and distribution of water.~~
- (3) Riding and hiking trails, Recreational lakes, and camp grounds.

b. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.

The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

~~e. The following uses are permitted provided a conditional use permit has been granted pursuant to 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 (Public Resources Code section 2710 et seq.) and Ordinance No. 555.
- (2) Sewage sludge and organic waste composting facilities.

c. MINING OPERATIONS. Mining operations that are subject to the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) are conditionally permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to the provisions Ordinance No. 555, which has not been revoked or suspended. ~~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.~~

d. ~~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:~~

ACCESSORY USES. Subject to the following requirements, accessory uses, buildings and structures to any use authorized pursuant to subsection XXX may be authorized provided such uses, buildings and structures are established on the same premises.

- (1) The following accessory uses, structures and buildings are permitted provided a minor conditional use permit is approved pursuant to the provisions of section XXX of this ordinance.
 - (a) ~~Maximum of~~ No more than two on-site signs, each not over 1000 square feet in area, advertising the products being produced on the site.
 - (b) Offices and maintenance shop buildings and structures, including the use of mobilehomes.

- (c) ~~Residences~~One family dwellings and mobilehomes for caretakers ~~or watchmen~~ and their families provided no compensation is received for the use of any such ~~residence~~ dwelling, mobilehome or mobilehome space.
 - (d) Retail and wholesale distribution of materials produced on the site.
 - (e) Scales and weighing equipment.
 - (f) Storage of materials and machinery used in the operation.
 - (g) Storage of trucks and excavating vehicles.
- (2) The following accessory uses, buildings and structures are permitted provided a conditional use permit is approved pursuant to the provisions of section XXX of this ordinance.
- (a) Aggregate washing, screening and drying facilities and equipment.
 - (b) Concrete batching plants.
 - (c) Mineral processing facilities.
 - (d) Rock crushing plants.

SECTION ~~12.51-06.27.02.~~ DEVELOPMENT STANDARDS. The following development standards shall apply in the M-R Zone. Premises in the M-R Zone shall be subject to the following development standards.

- a. Lot Area-LOT SIZE. ~~Not less than five acres gross.~~The minimum lot size shall be five acres; provided, however, that the minimum lot size for any use allowed pursuant to subsection XXX above shall be 20,000 square feet.
- b. Lot Width-LOT WIDTH. ~~Not less than 200 feet.~~The minimum average lot width shall be 200 feet.
- c. SETBACKS. The following setback requirements shall apply:
 - (1) 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. Except for the uses allowed pursuant to subsection XXX above, the minimum front, rear and side setbacks shall be 50 feet.

- (2) Any building or structure shall have a minimum front, rear and side setback equal to the height of the building or structure. This setback requirement applies to all uses.

d. ~~Structure Height~~ HEIGHT. No building or structure shall exceed ~~fifty (50')~~ 50 feet in height, unless a greater height is approved pursuant to ~~Section 18.34~~ section XXX of this ordinance. In no event, however, shall a building exceed ~~seventy-five (75')~~ 75 feet in height or any other structure exceed ~~one hundred five (105')~~ 105 feet in height, unless a variance is approved pursuant to ~~Section 18.27~~ section XXX of this ordinance.

~~e. Off-Street Parking. Off street parking shall be provided and improved as required in Section 18.12.~~

~~SECTION 12.52. SPECIAL DEVELOPMENT AND PERORMANCE 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 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 \$300,000,000 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.~~

SECTION ~~12.52.06.27.03~~ ~~ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS.~~ Additional authorized uses and development standards applicable in the M-R Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

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CHAPTER 6. ZONES

6.28 ARTICLE XIIb-12b-28

M-R-A ZONE

(MINERAL RESOURCES AND RELATED MANUFACTURING)

The following regulations shall apply in the M-R-A Zone.

SECTION 06.28.01. AUTHORIZED USES PERMITTED.

a. ALLOWED USES. ~~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:~~ The following uses are allowed.

- (1) ~~Agricultural use of the soils for crops, orchards, grazing and forage. Orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale.~~
- (2) ~~The noncommercial keeping or raising of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the grazing and supplementary feeding of such animals. The maximum number of animals allowed shall be two per acre of the total area of the premises. The systematic rotation of animals for grazing, concentrating the animals on part of the premises, is allowed so long as the total number of animals does not exceed the maximum allowed. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep which may be temporarily grazed on any premises 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 and that the total number of sheep permanently kept on the premises does not exceed the maximum allowed. The provisions of this subsection 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 solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals shall be rounded to the nearest whole number.~~

~~Electric and gas distribution, transmission substations, telephone and microwave stations.~~

~~Water well and any use appurtenant to the storage and distribution of water.~~

- (43) ~~Riding and hiking trails, recreation~~ Recreational lakes, and camp grounds.

b. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.
The following uses are permitted provided a conditional use permit has been approved pursuant

~~to the provisions of section XXX of this ordinance. The following uses are permitted provided a conditional use permit has been granted pursuant to 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 (Public Resources Code section 2710 et seq.) and Ordinance No. 555.~~
- (2) Sewage sludge and organic waste composting facilities.

~~c. MINING OPERATIONS. Mining operations that are subject to the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) are conditionally permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Ordinance No. 555, which has not been revoked or suspended. 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, C2 and C4 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.~~

~~d. ACCESSORY USES. Subject to the following requirements, accessory uses, buildings and structures to any use authorized pursuant to subsection XXX may be authorized provided such uses, buildings and structures are established on the same premises.~~

- ~~(1) The following accessory uses, buildings and structures are permitted provided a minor conditional use permit is approved pursuant to the provisions of section XXX of this ordinance.~~
 - ~~(a) Maximum of No more than two on-site signs, each not over 1000 square feet in area, advertising the products being produced on the site.~~
 - ~~(b) Offices and maintenance shop buildings and structures, including the use of mobilehomes.~~

- (c) One family dwellings and mobilehomes for caretakers and their families provided no compensation is received for the use of any such dwelling, mobilehome or mobilehome space.
- (d) Retail and wholesale distribution of materials produced on the site.
- (e) Scales and weighing equipment.
- (f) Storage of materials and machinery used in the operation.
- (g) Storage of trucks and excavating vehicles.
- (2) The following accessory uses, buildings and structures are permitted provided a conditional use permit is approved pursuant to the provisions of section XXX of this ordinance.
 - (a) Aggregate washing, screening and drying facilities and equipment.
 - (b) Concrete batching plants.
 - (c) Manufacture of block, pipe, tile, bricks, cement, plaster and asphaltic concrete.
 - (d) Mineral processing facilities.
 - (e) Rock crushing plants.

~~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.~~

SECTION 12-61-06.28.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the M-R-A Zone. Premises in the M-R-A Zone shall be subject to the following development standards.

- a. LOT SIZE. The minimum lot size shall be five acres; provided, however, that the minimum lot size for any use allowed pursuant to subsection XXX above shall be 20,000 square feet. ~~Lot Area. Not less than five acres gross.~~
- b. LOT WIDTH. The minimum average lot width shall be 200 feet.
- c. SETBACKS. The following setback requirements shall apply:
- (1) Except for the uses allowed pursuant to subsection XXX above, the minimum front, rear and side setbacks shall be 50 feet.
 - (2) Any building or structure shall have a minimum front, rear and side setback equal to the height of the building or structure. This setback requirement applies to all uses.
- d. HEIGHT. No building or structure shall exceed 50 feet in height, unless a greater height is approved pursuant to section XXX of this ordinance. In no event, however, shall a building exceed 75 feet in height or any other structure exceed 105 feet in height, unless a variance is approved pursuant to section XXX of this ordinance. ~~B. Lot Width. Not less than 200 feet.~~
- ~~e. 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 fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.~~
- ~~e. Off Street Parking. Off street parking shall be provided and improved as required in Section 18.12 of this ordinance.~~

~~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.~~

- e. ~~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.~~

SECTION 12.62-.06.28.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the M-R-A Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.29 ARTICLE 13-29

A-1 ZONE

(LIGHT AGRICULTURE)

The following regulations shall apply in the A-1 Zone.

SECTION ~~13.1.~~ 06.29.01 AUTHORIZED USES PERMITTED.

a. ALLOWED USES. The following uses are allowed.

- (1) One family dwellings.
- (2) Farms for rabbits, ~~fish~~, frogs, chinchilla, or other small animals (excluding crowing fowl and mink).
- (3) Farms or establishment facilities for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, subject to the limitations set forth in ~~Subsection a.(4)~~ subsection XXX of this section.
- (4) Future Farmers of America (FFA) or 4-H projects ~~conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.~~
- (5) The noncommercial keeping or raising of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the grazing and supplementary feeding of such animals. The maximum number of animals allowed, except for sheep and goats, shall be five per acre of the total area of the premises. The maximum number of sheep or goats shall be 15 per acre of the total area of the premises. The systematic rotation of animals for grazing, concentrating the animals on part of the premises, is allowed so long as the total number of animals does not exceed the maximum allowed. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep which may be temporarily grazed on any premises 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 and that the total number of sheep permanently kept on the premises does not exceed the maximum allowed. The provisions of this subsection 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 solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals shall be rounded to the nearest whole number.
~~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 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.~~

- (6) The noncommercial keeping or raising of not more than 12 mature female crowing fowl on lots ~~or parcels between from~~ 20,000 square feet ~~and to 39,999~~ 40,000 square feet. ~~or~~ The noncommercial keeping or raising of not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots ~~of~~ 40,000 square feet or ~~more larger for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.~~
- (7) The noncommercial keeping or raising of hogs, not to exceed five animals; provided, however, that the total number of animals permitted on ~~parcels lots of less smaller~~ than one acre shall not exceed two animals ~~except and~~ that no animals shall be permitted on lots ~~of less smaller~~ than 20,000 square feet. For the purposes of determining the number of hogs on a ~~parcel lot~~, both weaned and unweaned hogs shall be counted. (See ~~County~~ Ordinance No. 431 regarding hog ranches).
- (8) The noncommercial keeping or raising of not more than ~~(5) five~~ miniature pigs on lots ~~of not less than~~ 20,000 square feet or larger subject to the following conditions:
- a. ~~Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.~~
 - b. ~~Any miniature pig kept or maintained on a lot with a use permitted under section 13.1.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.~~
 - c. ~~No miniature pig may weigh more than two hundred (200) pounds.~~
 - d. ~~Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided,~~

~~however, such pig may be off such premises if under restraint of a competent person.~~

~~e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.~~

- (9) 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~~ allowed 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 set back a minimum of 20 feet from the boundaries of the premises lot lines of the lot.
- (10) Public and private parks, ~~and~~ playgrounds, golf courses ~~with standard length fairways (excluding commercial miniature golf facilities)~~, and country clubs.
- (11) A temporary stand for the display and sale of the ~~agriculture produce agricultural products~~ of any ~~permitted~~ authorized use that ~~is~~ are produced ~~upon~~ on the ~~premises lot~~ where such stand is located or are produced upon contiguous ~~lands~~ lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet, shall not include any permanent building or structure, shall be erected no earlier than ten days preceding any period of sales and shall be removed within ten days of completion of any period of sales. Off-street parking shall be provided as required in section ~~18.12~~ XXX of this ordinance, except that no paving shall be required.
- (12) 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~~ include any banner, flashing ~~objects or banners~~ component or movable component.

~~Home occupations.~~

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

~~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.~~

- (13) Outside storage of materials, such as irrigation equipment and farming machinery, ~~is~~ allowed is allowed as an accessory use with no limit provided the materials are used in

conjunction with a farm. ~~Otherwise, the amount of outside storage of materials is limited to one hundred (100) square feet with a maximum height of three (3) feet on parcels less than one half acre and two hundred (200) square feet with a maximum height of three (3) feet for parcels of one half acre or more. Otherwise, the outside storage of materials is allowed as an accessory use on lots smaller than one-half acre provided the amount is limited to 100 square feet with a maximum height of six feet and is allowed as an accessory use on lots one-half acre or larger provided the amount is limited to 200 square feet with a maximum height of six feet.~~

~~Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.~~

- f. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance. 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) In addition to the principal dwelling, Aan additional one family dwelling (including mobilehomes) excluding the principal dwelling, shall may be allowed permitted for each ten acres gross being farmed of a farm. Said Any such additional dwelling units shall be located on a parcel lot being farmed and may be occupied by the owner, operator or employee of the farming operation as a one family residence dwelling provided that:
- a) The dwellings are is not rented or held-out offered for lease.
 - b) The dwellings are is located not less than 50 feet from any property lot line.
 - c) The dwellings are is screened from view from the front property lot line by shrubs or trees.
 - d) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of law including requirements of the County Public Health Department and the County Building and Safety Department and State law.
 - e) The total number of such additional dwellings for employees for any farm shall not exceed four per established farming operation.
- (2) Beauty shops, including beauty shops operated from a home-one family dwelling by its inhabitants ~~where no assistants are employed and the on-site is unlighted and does not exceed two square feet in area.~~
- (3) Churches, temples, or other structures used primarily for places of religious worship.
- (4) Feed and grain sales.

- (5) Fraternal lodge halls, including grange halls.
- (7) Increases up to 50 percent in the allowed number of noncommercial mature crowing fowl (male or female) over the number allowed pursuant to subsection a of this section.
- (8) Libraries and museums.
- (9) A permanent stand for the display and sale of the ~~agriculture~~ agricultural products of any ~~permitted~~ authorized use that is produced ~~upon on~~ the ~~premises~~ lot where such stand is located or upon contiguous ~~lands~~ lots owned or leased by the owner or occupant of the premises.

~~Private schools.~~

~~Public utility facilities.~~

- (10) 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.~~
- (11) ~~Winery~~ Wineries and ~~appurtenant and incidental~~ accessory uses ~~with provided there is an~~ established on-site vineyard.

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.
 The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance is granted.

- (1) Aquaculture provided the lot size is 10 acres or larger.
- (2) Commercial breeding operations.
- (3) Community auction and sales yards.
- (4) Menageries.
- (5) ~~Any mining~~ Mining operations which ~~is~~ are exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) and Ordinance No. 555.

~~Farm labor camp.~~

- (10) Mink farms.
- (11) Mobilehome parks ~~developed pursuant to Section 19.92 of this ordinance.~~

- (12) Oil production, not including refining or processing.
- (13) Packaged dry fertilizer storage, not including processing.
- (14) ~~Commercial stables and Riding academies and stables.~~

~~Repealed. (Ord. 348.4081 Effective 10-10-02)~~

d. ~~MINING OPERATIONS.~~ ~~Mining operations that are subject to the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) are conditionally permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to the provisions of Ordinance No. 555, which has not been revoked or suspended.~~

~~SECTION 13.2.06.29.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the A-1 Zone.~~

a. ~~LOT SIZE.~~ ~~The minimum lot size shall not be 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. ~~LOT WIDTH.~~ ~~The minimum average lot width shall be 100 feet.~~

c. ~~LOT DEPTH.~~ ~~The minimum average lot depth shall be 150 feet.~~

d. ~~SETBACKS.~~ ~~The following setback requirements shall apply:~~

~~(1) The minimum front setback shall be 20 feet.~~

~~(2) The minimum rear setback shall be 10 feet.~~

~~(3) The minimum side setback shall be 5 feet.~~

~~Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard.~~

e. ~~HEIGHT.~~ ~~One family residences-dwellings shall not exceed forty (40') 40 feet in height. No other building or structure shall exceed fifty (50') 50 feet in height, unless a greater height is approved pursuant to Section 18.34-section XXX of this ordinance. In no event, however, shall a building exceed seventy five (75') 75 feet in height or any other structure~~

exceed ~~one hundred five (105')~~ 105 feet in height, unless a variance is approved pursuant to ~~Section 18.27-section XXX~~ 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 dimensions.~~

~~e. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.~~

SECTION 13.3-06.29.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the A-1 Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

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CHAPTER 6. ZONES

6.30 ARTICLE 1430

A-2 ZONE

(HEAVY AGRICULTURE)

The following regulations shall apply in the A-2 Zone.

SECTION 06.30.01 AUTHORIZED USES PERMITTED.

- a. ALLOWED USES. The following uses are allowed.
- (1) One family dwellings.
 - (2) Farm for rabbits, fish, frogs, chinchilla, or other small animals (excluding crowing fowl). Farms for chinchilla, frogs, mink, rabbits, worms, or other small animals (excluding crowing fowl). The minimum lot size for any worm farm shall be 20 acres.
 - (3) Farms or establishment facilities for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, subject to the limitations set forth in Subsection a.(4) subsection XXX of this section.
 - (4) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.
 - (5) The noncommercial keeping or raising of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the grazing and supplementary feeding of such animals. The maximum number of animals allowed, except for sheep and goats, shall be five per acre of the total area of the premises. The maximum number of sheep or goats shall be 15 per acre of the total area of the premises. The systematic rotation of animals for grazing, concentrating the animals on part of the premises, is allowed so long as the total number of animals does not exceed the maximum allowed. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep which may be temporarily grazed on any premises 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 and that the total number of sheep permanently kept on the premises does not exceed the maximum allowed. The provisions of this subsection 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 solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals shall be rounded to the nearest whole number. 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 ration.~~

- (5) The noncommercial keeping or raising of not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots ~~or parcels between from~~ 20,000 square feet ~~and to 39,999~~ 40,000 square feet. ~~The noncommercial keeping or raising of~~ not more than 100 mature female crowing fowl and 20 mature male crowing fowl on lots ~~of~~ 40,000 square feet or ~~more larger~~ for the use of the occupants of the premises. ~~The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.~~
- (6) The noncommercial keeping or raising of hogs, not to exceed five animals; provided, however, that the total number of animals permitted on ~~parcels lots of less~~ smaller than one acre shall not exceed two animals except that no animals shall be permitted on lots ~~of less smaller~~ 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).
- (7) 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~~ allowed 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 set back a minimum of~~ 20 feet from the ~~boundaries of the premises~~ lot lines of the lot.
- (8) A temporary stand for the display and sale of the agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet, shall not include any permanent building or structure, shall be erected no earlier than ten days preceding any period of sales and shall be removed within ten days of completion of any period of sales. Off-street parking shall be provided as required in Section XXX of this ordinance, except that no paving shall be required.

~~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.~~

- (9) ~~A sign, single or double faced, not exceeding 12 square feet per face, advertising only the sale of services or products produced on the premises. The sign shall not be lighted or include any banner, flashing component or movable component. 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.~~

- (10) ~~Both large and small animal~~ Animal hospitals.

~~Mink farms.~~

- (11) ~~Commercial stables and~~ Riding academies and stables.

~~Home occupations.~~

~~Repealed~~

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

~~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:~~

- (12) Outside storage of materials, such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm. Otherwise, the outside storage of materials is allowed as an accessory use on lots smaller than one-half acre provided the amount is limited to 100 square feet with a maximum height of six feet and is allowed as an accessory use on lots one-half acre or larger provided the amount is limited to 200 square feet with a maximum height of six feet.

~~Outside storage of materials, such as irrigation equipment and farming machinery, is allowed provided the materials are used in conjunction with a farm. Otherwise, the amount of outside storage of materials is limited to one hundred (100) square feet with a maximum height of three (3) feet on parcels less than one half acre and two hundred (200) square feet with a maximum height of three (3) feet for parcels of one half acre or more.~~

~~Public fairgrounds including usual commercial uses appurtenant thereto.~~

~~Signs, on-site advertising.~~

~~Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.~~

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted ~~subject to 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; provided a minor conditional use permit has been approved pursuant to section XXX of this ordinance.~~

(1) In addition to the principal dwelling, ~~A~~an additional one family dwelling ~~(including mobilehomes), excluding the principal dwelling, shall~~ may be ~~allowed permitted~~ for each ten acres ~~gross being farmed of a farm. Said Any such~~ additional dwelling ~~units~~ shall be located on a ~~parcel lot~~ being farmed and occupied by the owner, operator or employee of the farming operation as a one family ~~residence dwelling~~ provided that:

- a) The dwellings ~~are is~~ not rented or ~~held out offered~~ for lease ~~to anyone other than an employee of the farming operation.~~
- b) The dwellings ~~are is~~ located not less than 50 feet from any ~~property lot~~ line.
- c) The dwellings ~~are is~~ screened from view from the front ~~property lot~~ line by shrubs or trees.
- d) The arrangement of the dwellings, sanitary facilities and utilities conforms with all ~~of the~~ requirements of law including requirements of the County Public Health Department, and the County ~~of Building and Safety Department,~~ and State law.
- e) The total number of such additional dwellings for employees any farm shall not exceed four ~~per established farming operations.~~

(2) Agricultural equipment sales and repair yards.

(3) Aquaculture provided the lot size is 10 acres or larger.

(4) 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.~~

(5) Churches, temples, or other ~~structures used primarily for~~ places of religious worship.

(6) Commercial fertilizer operations (including the stockpiling, drying, ~~mechanical~~ processing, packaging and sale marketing of farm animal manure produced on and off the premises).

- (7) Expansion of an existing commercial poultry operation provided that: the total number of fowl allowed on expansion shall not exceed 150 percent of the total number of fowl which were allowed for the original commercial poultry operation. All expansion applications shall show the entire poultry operation as proposed after expansion.
- 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.~~
- (8) Expansion of an existing dairy farm provided that: the total number of animals allowed on expansion shall not exceed 150 percent of the total number of animals which were allowed for the original dairy farm. All expansion applications shall show the entire dairy farm as proposed after expansion.
- 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.~~
- (9) Facilities for the drying, packing, canning, freezing, packing plants and drying yards and other accepted methods of processing produce that are not in conjunction with a farming operation.
- (10) Feed stores.
- (11) Fraternal lodge halls, including grange halls.
- (12) Increases up to 50 percent in the allowed number of noncommercial mature crowing fowl (male or female) over the number permitted pursuant to subsection a of this section.
- (13) Libraries and museums.
- (14) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
- (15) A permanent stand for the display and sale of the agriculture-agricultural produce products of any permitted-authorized use that is produced upon the premises lot where such stand is located or upon contiguous lands lots owned or leased by the owner or occupant of the premises.

~~Private schools.~~

- (16) Public and private parks ~~and public~~ playgrounds, golf courses ~~with standard length fairways- excluding commercial miniature golf facilities~~, and country clubs.

~~Public utility facilities.~~

- (17) Real estate offices.
- (18) Truck transfer stations and depots for use in the cartage, storage, maintenance, weighing and transfer of agricultural commodities.

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.
The following uses are permitted provided a conditional use permit ~~is granted:~~ has been approved pursuant to the provisions of section XXX of this ordinance.

- (1) Abattoirs.
- (2) 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.
- (3) Community auction and sales yards.
- (4) 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.

~~Farm labor camp.~~

- (5) Hog ranches.
- (6) Hunting clubs, skeet, trap, rifle and pistol ranges.
- (7) Landing strips, ~~or heliport~~ heliporter pads and heliports for use in conjunction with agricultural operations.
- (8) Livestock sales yards.
- (9) Menageries.
- (10) ~~Any m~~ Mining operations which ~~is~~ are exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) and ~~County~~ Ordinance No. 555.
- (11) Oil production, not including refining or processing.

- (12) Pen fed beef cattle operations.
- (13) Sewage sludge ~~and~~ organic waste composting facilities.
- (14) ~~Winery~~ Wineries not associated with a ~~and~~ accessory uses provided there is an established on-site vineyard.

~~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.~~

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

~~f. Subject to the provisions of Section 18.28b, the number of mature growing fowl may be increased up to 50% over each (male and female) of the permitted numbers.~~

d. MINING OPERATIONS. Mining operations that are subject to the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) are conditionally permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Ordinance No. 555, which has not been revoked or suspended.

SECTION 14.2.06.30.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the A-2 Zone.

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

~~a. LOT SIZE. The minimum lot size shall be 20,000 square feet.~~

~~b. LOT WIDTH. The minimum average lot width shall be 100 feet.~~

~~c. LOT DEPTH. The minimum average lot depth shall be 150 feet.~~

~~(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 view.~~

d. SETBACKS. The following setback requirements shall apply:

(1) The minimum front setback shall be 20 feet.

- (2) The minimum rear setback shall be 10 feet.
- (3) The minimum side setback shall be 10 feet.

~~(2) Minimum yard requirements shall be 20 feet front yard, ten feet side and rear yard.~~

~~(3)e. HEIGHT.~~ One-family residences shall not exceed ~~forty (40')~~40 feet in height. No other building or structure shall exceed ~~fifty (50')~~50 feet in height, unless a greater height is approved pursuant to ~~Section 18.34-section XXX~~ of this ordinance. In no event, however, shall ~~a any~~ building exceed ~~seventy five (75')~~75 feet in height or any other structure exceed ~~one hundred five (105')~~ 105 feet in height, unless a variance is approved pursuant to ~~Section 18.27-section XXX~~ of this ordinance.

- ~~(4) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.~~

SECTION 14.3.06.30.03. ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the A-2 Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.31 ARTICLE 14A-31

A-D ZONE

(AGRICULTURE-DAIRY)

The following regulations shall apply in the A-D Zone.

~~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.~~

~~SECTION 14.52-06.31.01~~ PERMITTED-AUTHORIZED USES.

- a. ALLOWED USES. The following uses are ~~permitted to the A-D Zone:~~ allowed.
- (1) One family dwellings ~~in conjunction with a dairy operation.~~
 - (2) Farms for rabbits, frogs, worms, chinchilla or other small animals (excluding crowing fowl and mink). The minimum lot size for any worm farm shall be 20 acres.
 - (3) Farms or ~~establishments~~ facilities for the selective or experimental breeding and raising of sheep, goats, and horses, subject to the limitations set forth in ~~Subsection a.(4)~~ subsection XXX of this section.
 - (4) Future Farmers of America (FFA) or 4-H projects ~~conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.~~
 - (5) The noncommercial keeping or raising of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the grazing and supplementary feeding of such animals. The maximum number of animals allowed, except for sheep and goats, shall be five per acre of the total area of the premises. The maximum number of sheep or goats shall be 15 per acre of the total area of the premises. The systematic rotation of animals for grazing, concentrating the animals on part of the premises, is allowed so long as the total number of animals does not exceed the maximum allowed. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep which may be temporarily grazed on any premises 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 and that the total number of sheep permanently kept on the premises does not exceed the maximum allowed. The provisions of this subsection 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 solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals shall be rounded to the nearest whole number. The limitations of this subsection shall not apply to any cattle kept as part of dairy operations. (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.~~

- (6) The noncommercial keeping or raising of not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots ~~or parcels between from~~ 20,000 square feet ~~and 39,999~~ 40,000 square feet. ~~or The noncommercial keeping or raising of~~ not more than 100 mature female crowing fowl and 20 mature male crowing fowl on lots ~~of~~ 40,000 square feet or larger ~~more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.~~
- (7) ~~Farms for rabbits, fish, frogs, worms, chinchilla or other small animals (excluding crowing fowl); nurseries~~ 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~~ allowed 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~~ set back a minimum of 20 feet from the ~~boundaries of the premises lot lines of the lot.~~
- (8) A temporary stand for the display and sale of the agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet, shall not include any permanent building or structure, shall be erected no earlier than ten days preceding any period of sales and shall be removed within ten days of completion of any period of sales. Off-street parking shall be provided as required in section XXX of this ordinance, except that no paving shall be required.

~~A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.~~

(9) ~~A sign, single or double faced, not exceeding 12 square feet per face, advertising only the sale of services or products produced on the premises. The sign shall not be lighted or include any banner, flashing component or movable component. 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.~~

(10) ~~Outside storage of materials, such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm. Otherwise, the outside storage of materials is allowed as an accessory use on lots smaller than one-half acre provided the amount is limited to 100 square feet with a maximum height of six feet and is allowed as an accessory use on lots one-half acre or more provided the amount is limited to 200 square feet with a maximum height of six feet.~~

~~Outside storage of materials, such as irrigation equipment and farming machinery, is allowed provided the materials are used in conjunction with a farm. Otherwise, the amount of outside storage of materials is limited to one hundred (100) square feet with a maximum height of three (3) feet on parcels less than one-half acre and two hundred (200) square feet with a maximum height of three (3) feet for parcels of one-half acre or more.~~

~~Dairy farms and dairy calf, heifer, dry cow and herd replacement operations including 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.~~

~~Water work facilities, both public and private intended primarily for the production and distribution of water for irrigation purposes.~~

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. ~~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 provided a minor conditional use permit has been approved pursuant to section XXX of this ordinance.~~

(1) ~~In addition to the principal dwelling, Aan additional one family dwelling (including mobilehomes), excluding the principal dwelling, shall may be ~~allowed~~ permitted for each ten acres ~~gross being farmed of a farm. Said Any such~~ additional dwellings ~~units~~ shall be located on a ~~parcel~~ lot being farmed and may be occupied by the owner, operator or employee of the farming operation as a one family residence provided that:~~

a) ~~The dwellings are~~ is not rented or ~~held out offered~~ for lease.

- b) The dwellings ~~are~~ is located not less than 50 feet from any ~~property lot~~ line.
 - c) The dwellings ~~are~~ is screened from view from the front ~~property lot~~ line by shrubs or trees.
 - d) The arrangement of the dwellings, sanitary facilities and utilities conforms with all ~~of the~~ requirements of law including requirements of the County Public Health Department, ~~and~~ the County of Building and Safety Department ~~and State law~~.
 - e) The total number of such additional dwellings for any farm ~~employees~~ shall not exceed four ~~per established farming operation for any farm~~.
- (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 stockpiling, drying, processing, packaging and marketing of animal manure and waste products produced on the premises.
- (3) Increases up to 50 percent in the allowed number of mature crowing fowl (male or female) over the number allowed pursuant to subsection a of this section.
- (4) A permanent stand for the display and sale of the agricultural ~~produce~~ products of any ~~permitted~~ authorized use that is produced upon the ~~premises~~ lot where such stand is located or ~~upon on~~ contiguous ~~lands~~ lots owned or leased by the owner or occupant of the premises.
- c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.
The following uses are permitted provided a conditional use permit ~~is granted~~ has been approved pursuant to ~~the provisions of Section 18.28~~ section XXX 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.~~

~~e. Subject to the provisions of Section 18.28b, the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers.~~

SECTION ~~14.52-06.31.02~~ DEVELOPMENT STANDARDS. The following development standards shall apply in the A-D Zone.

a. LOT SIZE. The Mminimum lot size shall be 20 acres.

b. SETBACKS. The following setback requirements shall apply.

(1) The minimum front setback shall be 20 feet; provided, however, that the minimum front setback shall be 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.

- (2) The minimum rear setback and side setback shall be ten feet; provided, however, that the minimum rear setback and side setback shall be 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.

c. HEIGHT. One family dwellings shall not exceed 40 feet in height. No other building or structure shall exceed 50 feet in height, unless a greater height is approved pursuant to section XXX of this ordinance. In no event, however, shall a building exceed 75 feet in height or any other structure exceed 105 feet in height, unless a variance is approved pursuant to section XXX of this ordinance.

~~One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.~~

~~e. 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.~~

SECTION 14.53-06.31.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the A-D Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.32 ARTICLE 13a 32

A-P ZONE

(LIGHT AGRICULTURE WITH POULTRY)

The following regulations shall apply in the A-P Zone.

SECTION ~~13.51.~~ 06.32.01 AUTHORIZED USES PERMITTED.

a. ALLOWED USES. The following uses are allowed.

~~b. The following agricultural uses:~~

- (1) One family dwellings.
- (2) Farms for rabbits, ~~fish,~~ frogs, chinchilla or other small animals (excluding mink).
- (3) Farms or ~~establishments~~ facilities 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)~~ subsection XXX of this section.
- (4) Future Farmers of America (FFA); or 4-H ~~or similar~~ projects.
- (5) The noncommercial keeping or raising of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the grazing and 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 allowed so long as the total number of allowed animals is not exceeded. For the grazing of sheep or goats, the allowable number of animals per acre maybe multiplied by three, except that there shall be no limit to the allowable 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 subsection 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 solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals per acre shall be rounded to the nearest whole number. Livestock Farm stock shall not be kept or maintained within 50 feet of any off-site dwelling in existence at the time such use is established.
~~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.~~

~~Farms for hatching, raising, butchering or marketing of chickens, turkeys, or other fowl,~~

(6) ~~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 allowed 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 set back a minimum of 20 feet from the lot lines of the lot nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening.~~

(7) ~~A temporary stand for the display and sale of the agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet, shall not include any permanent building or structure, shall be erected no earlier than ten days preceding any period of sales and shall be removed within ten days of completion of any period of sales. Off-street parking shall be provided as required in Section XXX of this ordinance, except that no paving shall be required.~~

~~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) ~~A sign, single or double faced, not exceeding 12 square feet per face, advertising only the sale of services or products produced on the premises. The sign shall not be lighted or include any banner, flashing component or movable component. 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.~~

~~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.~~

- (9) Outside storage of materials, such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm. Otherwise, the outside storage of materials is allowed as an accessory use on lots smaller than one-half acre provided the amount is limited to 100 square feet with a maximum height of six feet and is allowed as an accessory use on lots one-half acre or larger provided the amount is limited to 200 square feet with a maximum height of six feet.

~~Processing of waste products produced on the property.~~

~~Public utility facilities.~~

~~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.~~

~~Water works facilities, both public and private intended primarily for the production and distribution of water for irrigation purposes.~~

- b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. 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 provided a minor conditional use permit has been approved pursuant to section XXX of this ordinance.~~

- (1) In addition to the principal dwelling, Aan additional one family dwelling (including mobilehomes), ~~excluding the principal dwelling, shall~~ may be ~~allowed~~ permitted for each ten acres ~~gross being farmed of a farm. Said~~ Such additional dwellings ~~units~~ shall be located on a ~~parcel~~ lot being farmed and occupied by the owner, operator or employee of the farming operation as a one family ~~residence~~ dwelling, not to exceed two in number, provided that:
- a) The dwellings ~~are~~ is not rented or ~~held out offered~~ for lease ~~to anyone other than an employee of the farming operation.~~
 - b) The dwellings ~~are~~ is located not less than 50 feet from any ~~property~~ lot line.
 - c) The dwellings ~~are~~ is screened from view from the front ~~property~~ lot line by shrubs or trees.

- d) The arrangement of the dwellings, sanitary facilities and utilities conforms with all requirements of law including requirements of the County Public Health Department, and 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~~ With respect to a poultry operation, the number of birds fowl is not less than 15,000.
- (2) 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 building or structure used in conjunction with such processing operations shall be located closer than 20 feet from the lot lines of the lot.
 - (3) Farms for commercial egg production, including the ancillary processing activities of grading, washing, and packing of whole eggs, and the containerizing of those eggs incidentally broken during such processing activities. No building or structure used in conjunction with such processing operations shall be located closer than 20 feet from the lot lines of the lot.
 - (4) Farms for hatching, raising, butchering or marketing of chickens, turkeys, or other fowl.
 - (5) A permanent stand for the display and sale of the ~~agriculture produce~~ agricultural products of any ~~permitted~~ authorized use that is produced ~~upon the premises~~ lot where such stand is located or ~~upon~~ contiguous ~~lands~~ lots owned or leased by the owner or occupant of the premises.
 - (6) The stockpiling, drying, processing, packaging and marketing of poultry waste products produced on the premises.
- c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. The following uses ~~listed below~~ are permitted provided a conditional use permit ~~is granted~~ has been approved pursuant to section XXX of this ordinance. In addition to the notice of hearing ~~otherwise~~ provided in ~~Section 18.26~~ section XXX 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~~ premises upon which the proposed project is located, as such owners are shown on the last equalized assessment roll and any update.
- i. ~~Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.~~
 - j. ~~Outside storage of materials, such as irrigation equipment and farming machinery, is allowed provided the materials are used in conjunction with a farm. Otherwise, the amount of outside storage of materials is limited to one hundred (100) square feet with a~~

~~maximum height of three (3) feet on parcels less than one-half acre and two hundred (200) square feet with a maximum height of three (3) feet for parcels of one-half acre or more.~~

- (1) 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~~ authorized in ~~Sections 13.51.b.(6) and 13.51.b.(7)~~ subsections XXX and XXX of this section; 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.
- (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)~~ subsection XXX of this section, when such processing is primarily in conjunction with ~~a~~ an on-site 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~~ lot lines of the lot.
- (3) ~~Packaging of poultry waste products, marketing of packaged waste poultry products, or the~~ The stockpiling, drying, processing and marketing of ~~waste~~ poultry waste products other than those produced on the property.

SECTION 13.52-.06.32.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the A-P Zone.

- a. LOT SIZE. The minimum lot size shall be five acres.
- b. LOT FRONTAGE. The minimum lot width at any lot line abutting a street shall be 200 feet.
- c. SETBACKS. The following setback requirements shall apply.
 - (1) The minimum front setback shall be 20 feet; provide, however, that the minimum front setback shall be 50 feet for commercial poultry uses and all other agricultural uses involving the keeping of poultry or animals.
 - (2) The minimum rear setback and side setback shall be ten feet; provided, however, that the minimum rear setback and side setback shall be 25 feet for commercial poultry uses and all other agricultural uses involving the keeping of poultry or animals.
- d. HEIGHT. One family dwellings shall not exceed 40 feet in height. No other building or structure shall exceed 50 feet in height, unless a greater height is approved pursuant to

section XXX of this ordinance. In no event, however, shall any building exceed 75 feet in height or any other structure exceed 105 feet in height, unless a variance is approved pursuant to section XXX of this ordinance.

~~STRUCTURE HEIGHT. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.~~

~~SECTION 13.53. MINIMUM LOT FRONTAGE. 200 feet abutting on a street; utility uses, 100 feet.~~

~~SECTION 13.54. MINIMUM FRONT YARD. 20 feet, 50 feet for commercial poultry operations and all other agricultural operations involving the keeping of poultry or animals.~~

~~SECTION 13.55. MINIMUM SIDE YARDS. 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.~~

SECTION 13.53-.06.32.03. ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the A-P Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.35 ARTICLE XV 16 35

W-1 ZONE

(WATERCOURSE, WATERSHED AND CONSERVATION AREAS)

The following regulations shall apply in the W-1 Zone.

~~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 16.2-6.35.01. AUTHORIZED USES.~~

a. ~~ALLOWED USES. The following uses (not including any buildings) are allowed.~~
~~USES PERMITTED.~~

~~a. The following uses are permitted in the W-1 Zone:~~

(1) ~~Orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale.~~
~~Field, tree and bush crops; flower and herb gardening.~~

~~Apiaries.~~

(3-2) ~~The noncommercial keeping or raising of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the grazing and supplementary feeding of such animals. The maximum number of animals allowed, except for sheep and goats, shall be five per acre of the total area of the premises. The maximum number of sheep or goats shall be 15 per acre of the total area of the premises. The systematic rotation of animals for grazing, concentrating the animals on part of the premises, is allowed so long as the total number of animals does not exceed the maximum allowed. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep which may be temporarily~~

grazed on any premises 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 and that the total number of sheep permanently kept on the premises does not exceed the maximum allowed. The provisions of this subsection 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 solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals shall be rounded to the nearest whole number. ~~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.a. (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. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

- (1) Meteorological towers.

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

~~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 (Public Resources Code section 2710 et seq.) and County Ordinance No. 555.
- (3) Aquaculture, on lots 10 acres or larger.
- (4) Buildings ~~and structures~~ in conjunction with any use that is permitted-allowed under Section-section XXX. of this ordinance~~above.~~
- (5) Exploratory oil drilling, producing oil wells, oil storage tanks and appurtenant accessory facilities, but not including refineries.
- (6) Golf courses (excluding commercial miniature golf facilities).
- (7) Hunting clubs; skeet, trap, rifle and pistol ranges.

(8) Racing and competition events ~~other than between humans.~~
~~Recreational vehicle parks.~~

(9) ~~Sports courts and recreational fields and uses including T~~ennis, badminton, volleyball, squash, lacrosse, handball, baseball, racquetball and football, ~~courts and sport recreational fields and uses.~~

~~e. 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. ~~MINING OPERATIONS.~~ Mining operations that are subject to the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) are ~~conditionally permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Ordinance No. 555, which has not been revoked or suspended.~~ 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.~~ Commercial WECS and WECS arrays with no limit as to rated power output are ~~conditionally~~ permitted provided a commercial WECS permit has been ~~granted approved~~ pursuant to the provisions of ~~Section 18.41 section XXX~~ of this ordinance.

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

~~SECTION 16.2. 6.35.02. STRUCTURE HEIGHT.~~

- a. No commercial WECS shall exceed ~~four hundred (400')~~ 400 feet in height.
- b. No other building or structure shall exceed ~~fifty (50')~~ 50 feet in height, unless a greater height is approved pursuant to ~~Section 18.34 section XXX~~ of this ordinance. In no event, however, shall any building or structure exceed ~~one hundred five (105')~~ 105 feet in height, unless a variance is approved pursuant to ~~Section 18.27 section XXX~~ of this ordinance.

~~SECTION 16.3-6.35.03.~~ ~~ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS.~~ Additional authorized uses and development standards applicable in the W-1 Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.36 ARTICLE XV-15 36

W-2 ZONE

(CONTROLLED DEVELOPMENT AREAS)

The following regulations shall apply in the W-2 Zone.

SECTION ~~15.1-06.36.01~~ AUTHORIZED USES PERMITTED IN W-2 ZONE.

a. ALLOWED USES. ~~When the gross area of a lot is less than one acre, the following uses shall be permitted:~~ The following uses are allowed.

- (1) One family dwellings.
- (2) On lots one acre or larger, Ffarms for rabbits, ~~fish,~~ frogs, chinchilla, and other small animals (excluding mink and crowing fowl).
- (3) On lots one acre or larger, Ffarms 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)~~ subsection XXX of this section.
- (4) On lots smaller than one acre, field crops, tree crops, vegetable, flower and herb gardening, and greenhouses (used only for purposes of propagation and culture), including the sale of products from such uses and one unlighted sign that does not exceed two square feet in size pertaining to the sale of such products.
~~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.~~
- (5) Future Farmers of America (FFA) or 4-H projects ~~conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.~~
Home occupations.
- (6) On lots one acre or larger, the noncommercial keeping or raising of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the grazing and supplementary feeding of such animals. The maximum number of animals allowed, except for sheep and goats, shall be five per acre of the total area of the premises. The maximum number of sheep or goats shall be 15 per acre of the total area of the premises. The systematic rotation of animals for grazing, concentrating the animals on part of the

premises, is allowed so long as the total number of animals does not exceed the maximum allowed. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep which may be temporarily grazed on any premises 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 and that the total number of sheep permanently kept on the premises does not exceed the maximum allowed. The provisions of this subsection 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 solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals shall be rounded to the nearest whole number.

~~The grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including 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 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 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.~~

- (7) On lots smaller than one acre, ~~the~~ noncommercial keeping or raising of horses on lots not less than 20,000 square feet ~~in area or larger~~ and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any ~~property lot~~ 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~~ are allowed.
- (8) The noncommercial keeping or raising of not more than 12 mature female crowing fowl on lots from 20,000 square feet to one acre. The noncommercial keeping or raising of not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots ~~or~~ ~~parcels not less than 1 one~~ acre ~~or larger for the use of the occupants of the premises.~~ The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.
- (9) The noncommercial keeping or raising of hogs, not to exceed five animals; provided, however, that the total number of animals ~~permitted~~ allowed on ~~parcels~~ lots of ~~less smaller~~ than one acre shall not exceed two animals ~~except and~~ that no animals shall be permitted on lots ~~of less smaller~~ 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).

- (10) The noncommercial keeping or raising of not more than ~~(5)~~ five miniature pigs on lots ~~of not less than 20,000 square feet or larger,~~ subject to the following conditions:
- ~~a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.~~
 - ~~b. Any miniature pig kept or maintained on a lot with a use permitted under section 15.1.b.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.~~
 - ~~c. No miniature pig may weigh more than two hundred (200) pounds.~~
 - ~~d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.~~
 - ~~e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.~~
- (11) On lots one acre or larger, 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 allowed 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 set back a minimum of 20 feet from the lot lines of the lot.
~~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.~~
- (12) On lots one acre or larger, a temporary stand for the display and sale of the agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet, shall not include any permanent building or structure, shall be erected no earlier than ten days preceding any period of sales and shall be removed within ten days of completion of any period of sales. Off-street parking shall be provided as required in section XXX of this ordinance, except that no paving shall be required.
~~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 not paving shall be required.~~

~~(13) On lots one acre or larger, a sign, single or double faced, not exceeding 12 square feet per face, advertising only the sale of services or products produced on the premises. The sign shall not be lighted or include any banner, flashing component or movable component. 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.~~

~~(14) Outside storage of materials, such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm. Otherwise, the outside storage of materials is allowed as an accessory use on lots from one-half acre up to one acre provided the amount is limited to 100 square feet with a maximum height of six feet and is allowed as an accessory use on lots one acre or larger provided the amount is limited to 200 square feet with a maximum height of six feet.~~

~~The outside storage of materials on improved lots or parcels of one-half acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet.~~

~~The outside storage of materials on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.~~

~~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.~~

~~b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance. e. 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) In addition to the principal dwelling, an additional one family dwelling may be permitted for each ten acres of a farm. Such additional dwellings shall be located on a lot being farmed and may be occupied by the owner, operator or employee of the farming operation as a one family dwelling provided that:~~

~~a) The dwelling is not rented or offered for lease.~~

~~b) The dwelling is located not less than 50 feet from any lot line.~~

~~c) The dwelling is screened from view from the front lot line by shrubs or trees.~~

- d) The arrangement of the dwelling, sanitary facilities and utilities conforms with all requirements of law including requirements of the County Public Health Department and the County Building and Safety Department.
- e) The total number of such additional dwellings for any farm shall not exceed four. 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.~~
- (2) Beauty shops operated from a one family dwelling by its inhabitants. 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.
- (3) Churches, temples and other places of religious worship.
- ~~Educational institutions, libraries, museums and post offices.~~
- (4) Guest ranches.
- ~~Radio and television broadcasting stations, antennas, cable installations, and microwave relay stations and towers in accordance with Section 18.30.a.(3).~~
- (5) Increases up to 50 percent in the allowed number of noncommercial mature crowing fowl (male or female) over the number allowed pursuant to subsection XXX of this section.
- (6) Libraries and museums.
- (7) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
- (8) Public and private parks, playgrounds, golf courses (excluding commercial miniature golf facilities), and country clubs. Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.

~~Radio and television broadcasting stations, antennas, cable installations, and microwave relay stations and towers in accordance with Section 18.30.a.(3).~~

~~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.~~

(9) Tennis and polo clubs.

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.

The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

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

(1) Airports, heliports ~~or and~~ landing fields.

(2) ~~Both large and small a~~Animal hospitals.

(3) Aquaculture on lots 10 acres or larger.

(4) Auction houses and yards.

(5) Camps.

(6) ~~Cemetery~~Cemeteries, pet or human.

(7) Commercial fairgrounds and exhibitions.

Dairy farms.

(8) Disposal service operations.

(9) Drive-in theaters.

(10) Dune buggy parks.

(11) Fruit and vegetable packing plants ~~and similar uses.~~

(12) Hog ranches, subject to the provisions of ~~County~~ Ordinance No. 431.

(13) Hunting clubs.

Livestock sales yards and livestock auction yards.

(14) Lumber mill.

(15) Lumber production of a commercial nature, including commercial logging or commercial development of timber.

(16) Menageries.

~~Migrant agricultural worker mobilehome parks.~~

(17) Mining operations which are exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) and Ordinance No. 555.

~~(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.~~

(18) Mobilehome parks, ~~developed pursuant to Section 19.93 of this ordinance.~~

(19) Outdoor film studios.

(20) Pen fed cattle operations, ~~livestock sales yards, livestock auction yards, and dairy farms.~~

Printers, publishers, film studios, or recording studios as accessory uses to an educational institution, church, temple or other place of religious worship.

(21) Race tracks, including ~~but not limited to~~ contests between automobiles, horses, go-carts, and motorcycles, ~~but not including contests between human beings only.~~

(22) Recreational lakes.

(23) Recreational vehicle parks.

(24) Rifle, pistol, skeet, or trapshooting ranges.

(25) Rodeo arenas.

(26) ~~Commercial R~~iding academies ~~and stables.~~

~~The manufacture of: (a) Brick, tile or terra-cotta, (b) Cement and cement products, (c) Gypsum and (d) Lime or lime products.~~

(28) Trail bike parks.

(29) ~~Trailer and boat storage.~~

(30) Water wells and accessory facilities for the production of water for off-site sale; ~~E~~xtraction and bottling of well water including the incidental manufacturing of bottles solely for use in the permitted extraction and bottling operation.

(31) Livestock sales yards and livestock auction yards.

(32) Dairy farms.

d. MINING OPERATIONS. Mining operations that are subject to the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) are conditionally permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Ordinance No. 555, which has not been revoked or suspended.

~~f. 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.~~

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

~~h. Subject to the provisions of Section 18.2b, the number of mature growing fowl may be increased up to 50% over each (male and female) of the permitted numbers.~~

e. 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 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.~~

SECTION 06.36.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the W-2 Zone.

a. LOT SIZE. The minimum lot size shall be 20,000 square feet. ~~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.~~

b. LOT WIDTH. The minimum average lot width shall be 100 feet.

c. LOT DEPTH. The minimum average lot depth shall be 150 feet.

d. SETBACKS. The following setback requirements shall apply:

- (1) The minimum front setback shall be 20 feet.
- (2) The minimum rear setback shall be 10 feet.
- (3) The minimum side setback shall be 5 feet.

e. HEIGHT. One family dwellings shall not exceed 40 feet in height. No other building or structure shall exceed 50 feet in height, unless a greater height is approved pursuant to section XXX of this ordinance. In no event, however, shall a building exceed 75 feet in height or any other structure exceed 105 feet in height, unless a variance is approved pursuant to section XXX of this ordinance.

~~One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 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.~~

SECTION 06.36.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the W-2 Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.37 ARTICLE 15e-37

W-2-M ZONE

(CONTROLLED DEVELOPMENT AREA WITH MOBILEHOMES)

~~SECTION 15.300.06.37.01 USES PERMITTED. REPEAL. Article 15c (W-2-M Zone, Controlled Development Area with Mobilehomes) of Ordinance No. 348 is hereby repealed in its entirety. Since former subsection b of section 15.300, allowing mobilehomes not on a foundation, is being repealed, the W-2-M Zone is now identical to the W-2 Zone (Controlled Development). On the effective date of this Ordinance No. 348.XXX (XXX, 2011), all areas designated as being in the W-2-M Zone shall thereafter be designated as within the W-2 Zone.~~

- ~~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.~~

CHAPTER 6. ZONES

6.38 ARTICLE XVII 38

W-E ZONE

(WIND ENERGY RESOURCE ZONE)

The following regulations shall apply in the W-E Zone.

~~SECTION 17.1. W-E One (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.~~

~~SECTION 17.1-06.38.01~~ AUTHORIZED USES.

~~a. ALLOWED USES. The following uses are allowed. 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) Meteorological 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.~~

~~c. deleted~~

~~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.~~

b. **CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT.** The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance. (The following uses may also be included in and approved as part of a commercial WECS permit pursuant to section XXX 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 on the premises where a permitted commercial WECS use is established and which are ~~not~~ subject to ~~the County~~ 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~~ on the land-premises where a permitted commercial WECS use ~~or public utility use~~ is established.
- (3) Meteorological towers 50 feet and higher.
- (4) Offices and maintenance shop buildings and structures on land-premises where a permitted commercial WECS use ~~or public utility use~~ is established.
- (5) One family dwellings for caretakers ~~or watchmen~~ and their families on land-premises where a permitted commercial WECS use ~~or public utility use~~ is established, provided no compensation is received for the use of any such dwellings.
- (6) Storage of trucks and other vehicles, machinery and materials on land-premises where a permitted commercial WECS use ~~or public utility use~~ is established.

c. **CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.** The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

~~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 (Public Resources Code section 2710 et seq.) and County Ordinance No. 555.

d. **MINING OPERATIONS.** Mining operations that are subject to the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) are conditionally permitted provided that the operator thereof holds a permit to conduct surface

~~mining operations issued pursuant to Ordinance No. 555, which has not been revoked or suspended. 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.~~

~~e. COMMERCIAL WECS. Commercial WECS and WECS arrays with no limit as to rated power output are conditionally permitted provided a commercial WECS permit has been approved pursuant to the provisions of section XXX of this ordinance.~~

~~SECTION 17.2-06.38.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the W-E Zone:~~

~~a. Height Limits-HEIGHT.~~

- ~~(1) No commercial WECS shall exceed 500 feet in height.~~
- ~~(2) No meteorological tower shall exceed 50 feet in height unless a height up to 400 feet is permitted under the provisions of section XXX of this ordinance.~~
- ~~(3) 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~~ section XXX of this ordinance.~~

~~b. SETBACKS. The following setback requirements shall apply.~~

~~Setbacks. Minimum setbacks are as follows:~~

- ~~(1) ~~No building or structure shall be closer than~~ The minimum setback shall be 50 feet from any lot line.~~
- ~~(2) Setbacks for accessory WECS shall be as prescribed by ~~Section 18.42~~ section XXX of this ordinance.~~
- ~~(3) Setbacks for commercial WECS and WECS arrays of all sizes shall be as prescribed by ~~Section 18.41~~ section XXX 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.~~~~

~~SECTION 17.3-06.38.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the W-E Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.~~

CHAPTER 6. ZONES

6.39 ARTICLE XVb-15b 39

N-A ZONE

(NATURAL ASSETS)

The following regulations shall apply in the N-A Zone.

SECTION ~~15.200~~ 06.39.01 AUTHORIZED USES PERMITTED.

a. ALLOWED USES. The following uses are allowed.
~~Uses Permitted.~~

(1) ~~One family dwellings, guest dwellings, automobile storage garages, accessory buildings.~~

(2) Orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale.
~~Field and tree crops.
Apiaries.~~

(3) The noncommercial keeping or raising of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the grazing and supplementary feeding of such animals. The maximum number of animals allowed shall be two per acre of the total area of the premises. The systematic rotation of animals for grazing, concentrating the animals on part of the premises, is allowed so long as the total number of animals does not exceed the maximum allowed. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep which may be temporarily grazed on any premises 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 and that the total number of sheep permanently kept on the premises does not exceed the maximum allowed. The provisions of this subsection 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 solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals shall be rounded to the nearest whole number.

~~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) Outside storage of materials, such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm. Otherwise, the outside storage of materials is allowed as an accessory use on lots smaller than one-half acre provided the amount is limited to 100 square feet with a maximum height of six feet and is allowed as an accessory use on lots one acre or larger provided the amount is limited to 200 square feet with a maximum height of six feet.

(4) Deleted

(5) Deleted

(6) Deleted

(7) Deleted

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

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

~~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) In addition to the principal dwelling, an additional one family dwelling may be permitted for each ten acres of a farm. Any such additional dwellings shall be located on a lot being farmed and may be occupied by the owner, operator or employee of the farming operation as a one family dwelling provided that:

a) The dwelling is not rented or offered for lease.

b) The dwelling is located not less than 50 feet from any lot line.

c) The dwelling is screened from view from the front lot line by shrubs or trees.

d) The arrangement of the dwelling, sanitary facilities and utilities conforms with all requirements of law including requirements of the County Public Health Department and the County Building and Safety Department.

e) The total number of such additional dwellings for any farm shall not exceed two.

- (2) Churches, temples and other places of religious worship.
- (3) Libraries and mMuseums and menageries, commercial and non-commercial.
- (4) Menageries.
- (5) Picnic grounds for day use only.
- (6) Public and private parks and playgrounds.
- ~~(7) Public utility substations.~~
- ~~(8) Water wells and appurtenant pump houses.~~

~~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. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.
The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.
e. Uses permitted by Conditional Use Permit.

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

- (1) Airports, heliports or and landing fields.

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) Camps.
- (3) Fishing and recreational lakes, ~~commercial and nonecommercial.~~

- (4) Golf courses (excluding commercial miniature golf facilities) ~~with standard length fairways~~ and customary appurtenant facilities, including clubhouses, restaurants, and retail shops.
- (5) Guest ranches.
- ~~(6) Migrant agricultural worker mobilehome parks.~~
- (7) Mining operations which are exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) and Ordinance No. 555.
- (8) Outdoor film studios.
- (9) Recreational vehicle parks.
- (10) Resort hotels.
- (11) Riding academies and stables, ~~commercial and noncommercial.~~
- (12) Rock crushing plants; aggregate washing, screening and drying facilities and equipment.
- (13) Water wells and accessory facilities for the production of water for off-site sale; Extraction and bottling of well water including the incidental manufacturing of bottles only for use for solely for use in the permitted extraction and bottling operation.

d. MINING OPERATIONS. Mining operations that are subject to the California Surface Mining and Reclamation Act of 1975 (Public Resources Code section 2710 et seq.) are conditionally permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Ordinance No. 555, which has not been revoked or suspended.

~~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.~~

SECTION 15.204 06.39.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the N-A Zone.

~~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-LOT SIZE. The minimum lot size shall be 20 acres with a minimum gross width of 400 feet.~~
- ~~b. LOT WIDTH. The minimum average lot width shall be 400 feet.~~
- ~~bc. Minimum yard depths-SETBACKS. The following setback requirements shall apply.
Front 100 feet, sides 50 feet, rear 50 feet.~~
 - ~~(1) The minimum front setback shall be 100 feet.~~
 - ~~(2) The minimum rear setback shall be 50 feet.~~
 - ~~(3) The minimum side setback shall be 50 feet.~~
- ~~c. HEIGHT. No building shall exceed 20 feet in height.~~
- ~~d. SPECIAL DEVELOPMENT STANDARDS. The development standards of subsections XXX above shall not apply to the following conditionally permitted uses identified in subsection XXX:~~
 - ~~(1) Churches, temples and other places of religious worship.~~
 - ~~(2) Menageries.~~
 - ~~(3) Museums.~~
 - ~~(4) Picnic grounds for day use only.~~
 - ~~(5) Public and private parks and playgrounds.~~

~~These uses shall have a minimum lot size of 7200 square feet and require a minimum front setback of 20 feet, a minimum rear setback of ten feet and a minimum side setback of 10 feet.~~

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

~~SECTION 15.202-06.39.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the N-A Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.~~

CHAPTER 6. ZONES

6.40 ARTICLE XVa-40

R-D ZONE

(REGULATED DEVELOPMENT AREAS)

The following regulations shall apply in the R-D Zone.

SECTION ~~15.101.06.40.01~~ AUTHORIZED USES PERMITTED.

a. ALLOWED USES. The following uses are allowed.

(1) One family dwellings.

~~One mobilehome, as a principal residence only, provided:~~

- ~~a. The minimum lot size shall be 22 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.~~

~~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.~~

- (2) ~~Farms or facilities for the selective or experimental breeding and raising of horses, cattle, sheep, and goats subject to the limitations set forth in subsection XXX of this section. 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.~~
- (3) ~~Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.~~
- (4) ~~Field crops, flower and vegetable gardening, tree crops, and greenhouses (used only for purposes of propagation and culture), including the sale of products from such uses and one unlighted sign that does not exceed two square feet in size pertaining to the sale of such products. 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.~~
- (5) 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~~ lot.
- (6) The noncommercial keeping or raising of horses, cattle, sheep, and goats on lots ~~or parcels over~~ 20,000 square feet or larger ~~in area~~ and 100 feet or more in width, provided they are kept, ~~fed and maintained~~ not less than 50 feet from any off-site dwelling residence existing at the time such use is established. Two such animals may be kept ~~on~~ for each 20,000 square feet up to one acre and two such animals for each additional acre.
~~Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.~~
- (7) ~~The noncommercial keeping or raising of not more than 12 mature female crowing fowl on one family residential lots from 20,000 square feet to 40,000 square feet or not more than 50 mature female crowing fowl on one family residential lots of 40,000 square feet or larger. The keeping or raising of not more than 12 mature female crowing fowl on single family residential lots or parcels between 20,000 square feet and 39,999 square feet or not more than 50 mature female crowing fowl and 10 mature male crowing fowl on single family residential lots of 40,000 square feet or more for the use of the occupants on the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and 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.~~
- (8) The noncommercial keeping or raising of not more than ~~(5)~~ five miniature pigs on lots of ~~not less than~~ 20,000 square feet or larger, ~~subject to the following conditions:~~

- ~~a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.~~
- ~~b. Any miniature pig kept or maintained on a lot with a use permitted under section 7.1.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.~~
- ~~c. No miniature pig may weigh more than two hundred (200) pounds.~~
- ~~d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his/her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.~~
- ~~e. The miniature pig must be kept in an enclosure than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.~~

~~Home occupations:~~

- (9) The noncommercial keeping or raising or breeding of guinea pigs, parakeets, chinchillas, or similar small fowl or animals (excluding crowing fowl and mink), provided that all such uses are kept and maintained at least 20 feet from any property lot line and at least 50 feet from any off-site dwelling residence existing at the time such use is established.
- (10) Nurseries (wholesale only), 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 allowed 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 set back a minimum of 20 feet from the lot lines of the lot.
~~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.~~
- (11) Poultry, (excluding crowing fowl) and rabbits on single-one family residential lots for the use of the occupants of the premises only. All such poultry, ~~crowing fowl~~ and rabbits shall be kept in an enclosed area, located not less than 20 feet from any property lot line and not less than 50 feet from any off-site dwelling residence existing at the time such use is established.

- (12) A sign, single or double faced, not exceeding 12 square feet per face, advertising only the sale of services or products produced on the premises. The sign shall not be lighted or include any banner, flashing component or movable component.
- (13) A temporary stand for the display and sale of the agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet, shall not include any permanent building or structure, shall be erected no earlier than ten days preceding any period of sales and shall be removed within ten days of completion of any period of sales. Off-street parking shall be provided as required in section XXX of this ordinance, except that no paving shall be required.
~~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.~~
- (14) Outside storage of materials, such as irrigation equipment and farming machinery is allowed as an accessory use with no limit provided the materials are used as an accessory use to a farm. Otherwise, the outside storage of materials is allowed as an accessory use on lots smaller than one-half acre provided the amount is limited to 100 square feet with a maximum height of six feet and is allowed as an accessory use on lots one-half acre or larger provided the amount is limited to 200 square feet with a maximum height of six feet.
~~The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.~~
- b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.
~~The following uses are allowed providing a plot plan shall first have been obtained pursuant to the provisions of Section 18.30 of Ordinance No. 348 is approved:~~
- (1) In addition to the principal dwelling, an additional one-family dwelling may be permitted for each ten acres of a farm. Any such additional dwelling shall be located on a lot being farmed and may be occupied by the owner, operator or employee of the farming operation as a one family dwelling provided that:
- a) The dwelling is not rented or offered for lease.
 - b) The dwelling is located not less than 50 feet from any lot line.
 - c) The dwelling is screened from view from the front lot line by shrubs or trees.

- d) The arrangement of the dwelling, sanitary facilities and utilities conforms with all requirements of law including requirements of the County Public Health Department and the County Building and Safety Department..
- e) The total number of such additional dwellings for any farm shall not exceed four
- (2) Beauty shops, including beauty shops operated from a one-family dwelling by its inhabitants.
~~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.~~
- (3) Boarding, rooming and lodging houses.
- (4) Fraternity and sorority houses.
- (5) Hotels, resort hotels, and motels.
- (6) Increases up to 50 percent in the allowed number of noncommercial mature crowing fowl over the number allowed pursuant to subsection a of this section.
~~Subject to the provisions of Section 18.28b, the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers.~~
- (7) ~~Nonprofit clubs and~~ lodge halls.
- (8) ~~Two family dwellings, m~~ Multiple family dwellings, ~~bungalow courts~~ and apartment houses.
- (9) Nurseries, ~~horticultural.~~
- (10) Offices, including medical, dental, chiropractic, law, insurance, architectural, engineering, community planning and real estate; provided, however, that no outdoor storage of materials shall be authorized.
- (11) Public and private parks, playgrounds, golf courses (excluding commercial miniature golf facilities), and country clubs.
~~Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.~~
- ~~The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:;~~
- ~~f. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.~~

- ~~g. Any miniature pig kept or maintained on a lot with a use permitted under section 7.1.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.~~
- ~~h. No miniature pig may weigh more than two hundred (200) pounds.~~
- ~~i. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.~~
- ~~j. The miniature pig must be kept in an enclosure than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.~~

~~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.~~

~~Nursery schools for preschool day care.~~

~~Institutions for the aged licensed by the California State Department of Social Welfare or the County Department of Public Welfare.~~

c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

The following uses shall be permitted provided a conditional use permit is obtained pursuant to this ordinance:

~~d. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance:~~

- (1) Churches, temples and other places of religious worship.
- (2) Mobilehome parks, ~~developed pursuant to Section 19.92 of this ordinance.~~
- (3) Recreational vehicle parks and recreational vehicle storage areas, ~~only if such use or provided such~~ uses are developed in conjunction with a mobilehome park.

SECTION 15.402. 06.40.02 DEVELOPMENT STANDARDS. The following development standards shall apply in the R-D Zone.

a. LOT SIZE. The minimum lot size shall be 20,000 square feet.

b. LOT WIDTH. The minimum average lot width shall be 100 feet.

c. LOT DEPTH. The minimum average lot depth shall be 150 feet.

d. SETBACKS. The following setback requirements shall apply:

- (1) The minimum front setback shall be 20 feet.
- (2) The minimum rear setback shall be 10 feet.
- (3) The minimum side setback shall be 5 feet.

SECTION 15.103-06.40.03 ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the R-D Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

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CHAPTER 6. ZONES

6.xx ARTICLE XXX

OS ZONE

(OPEN SPACE)

The following regulations shall apply in all OS Zones.

SECTION 06.XXX.01. AUTHORIZED USES.

a. ALLOWED USES. The following uses are allowed.

- (1) A temporary stand for the display and sale of the agricultural products of any authorized use that is produced on the lot where such stand is located or on contiguous lots owned or leased by the owner or occupant of the premises. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet, shall not include any permanent building or structure, shall be erected no earlier than ten days preceding any period of sales and shall be removed within ten days of completion of any period of sales. Off-street parking shall be provided as required in Section XXX of this ordinance, except that no paving shall be required.
- (2) Future Farmers of America (FFA) or 4-H projects.
- (3) One family dwellings.
- (4) Orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale.
- (5) The keeping of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the grazing and supplementary feeding of such animals. The maximum number of animals allowed shall be two per acre of the total area of the premises. The systematic rotation of animals for grazing, concentrating the animals on part of the premises, is allowed so long as the total number of animals does not exceed the maximum allowed. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep which may be temporarily grazed on any premises 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 and that the total number of sheep permanently kept on the premises does not exceed the maximum allowed. The provisions of this subsection 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 prior to the age of maturity. In all cases the allowable number of animals shall be rounded to the nearest whole number.

b. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

- (1) Camps.
- (2) Fishing and recreational lakes.
- (3) Museums.
- (4) Picnic grounds for day use only.
- (5) Public and private parks and playgrounds.
- (6) Riding academies and stables.

d. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT. The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

- (1) Churches, temples and other places of religious worship.
- (2) Golf courses with standard length fairways and customary appurtenant facilities, including clubhouses, restaurants and retail shops.
- (3) Guest ranches.
- (4) Hunting clubs.
- (5) Menageries.
- (6) Rifle, pistol, skeet or trapshooting ranges.

SECTION 06.XXX.02. DEVELOPMENT STANDARDS. The following development standards shall apply in the OS Zone.

- a. LOT SIZE. The minimum lot size shall be five acres.
- b. SETBACKS. The following setback requirements shall apply.
 - (1) The minimum front setback shall be 20 feet.
 - (2) The minimum rear setback shall be 20 feet.
 - (3) The minimum side setback shall be 10 feet
- c. HEIGHT. No building or structure shall exceed 35 feet in height.

SECTION 06.XXX.03. ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the OS Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.xx ARTICLE XXX

OS-HC ZONE

(OPEN SPACE-HABITAT CONSERVATION)

The following regulations shall apply in all OS-HC Zones.

SECTION 06.XXX.01. AUTHORIZED USES.

a. CONDITIONALLY PERMITTED USES WITH A MINOR CONDITIONAL USE PERMIT. The following uses are permitted provided a minor conditional use permit has been approved pursuant to the provisions of section XXX of this ordinance.

- (1) Buildings and structures necessary for the maintenance and preservation of natural open space lands.
- (2) Interpretive centers for biological reserves.
- (3) Picnic grounds for day use only.
- (4) Recreational trails.
- (5) Research facilities related to biological resources.
- (6) Water wells and accessory facilities for on-site use.

SECTION 06.XXX.02. DEVELOPMENT STANDARDS. Development standards for any conditionally permitted use shall be determined on a case by case basis through the permit conditions of approval.

SECTION 06.XXX.03. ADDITIONAL AUTHORIZED USES AND DEVELOPMENT STANDARDS. Additional authorized uses and development standards applicable in the OS-HC Zone are contained in the regulations set forth in Chapter XXX and Chapter XXX of this ordinance.

CHAPTER 6. ZONES

6.43 ARTICLE 43

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 ~~17.25.~~ 06.43.01 INTENT. The Board of Supervisors hereby finds that it is in the best interest of the county to encourage the adoption of specific plans, prepared in accordance with the requirements of Government Code, section 65450 et seq., for the development of large property holdings, and that specific plans foster innovative planning and the highest quality development. The Board further finds that land use designations 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 zones contained in this ordinance. It is the intent of the Board in adopting this Specific Plan Zone (SP Zone) to provide a zone which may be tailored to a specific plan, and require implementing development to comply with the uses and development standards contained in the adopted SP Zone.

~~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 17.26.~~ 06.43.02 ADOPTION OF SP ZONES. The SP Zone shall be applied only to property for which a specific plan has been adopted; provided, however, that the SP Zone may be adopted concurrently with a specific plan. An SP Zone shall be adopted or amended only upon a finding that the SP Zone is consistent with the adopted specific plan. An SP Zone shall not be part of a specific plan and shall not be subject to any of the procedures and requirements of this ordinance applicable to specific plans. An SP Zone shall be adopted or amended by ordinance in accordance with all requirements for zoning amendments set forth in Article XXX

of this ordinance. All SP Zones and all amendments to any SP Zone shall require approval as to form by County Counsel.

~~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 offices 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 17.27. 06.43.03 FORM. The SP Zone for any specific plan shall designate and apply one of the base zones contained in this ordinance to each planning area within the specific plan. No SP Zone shall apply an overlay zone to any property within a specific plan. With respect to each planning area, all of the provisions of each designated base zone, including without limitation the authorized uses and development standards, shall apply; provided, however, that any of the provisions of the base zone may be amended by the SP Zone. With respect to any planning area within a specific plan, an SP Zone may also amend any other applicable provision of this ordinance; provided, however, that an SP Zone shall not amend any generally applicable procedural requirements of this ordinance including provisions relating to applications, notices, hearings and appeals.

~~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. No. 348.2856)~~

- ~~a. 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 owner 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.~~

~~b. ADMINISTRATION OF OATHS. The Chairman may require that witnesses be sworn.~~

~~c. 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 received the notice from the Planning Director.~~

~~d. 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.~~

~~e. 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 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.~~

~~f. 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 payments in advance for the transcript at the current rate.~~

Amended Effective:

11-11-82 (Ord. 348.2104)

05-31-83 (Ord. 348.2156)

07-03-84 (Ord. 348.2338)

01-03-85 (Ord. 348.2430)

03-12-87 (Ord. 348.2670)

09-08-95 (Ord. 348.3727)

SECTION 17.28: 06.43.04 AUTHORIZED USES. The uses authorized in each planning area of a specific plan shall be the same as the uses authorized in the base zone designated for that planning area in the SP Zone except as revised by the amendments expressly set forth in the SP Zone. All uses shall be subject to the permit requirements specified in the SP Zone.

SECTION 17.29: 06.40.05 DEVELOPMENT STANDARDS. The development standards in each planning area of a specific plan shall be the same as the development standards set forth in the base zone designated for that planning area in the SP Zone except as revised by the amendments expressly set forth in the SP Zone.

SECTION 17.30. 06.43.06 GENERAL APPLICABILITY OF ORDINANCE AND AMENDMENTS. Except as expressly amended by the provisions of an SP Zone, all provisions of this ordinance, and any amendment to this ordinance, shall be applicable in any SP Zone.

SECTION 17.31. 06.43.07 LIMITATION ON EFFECT OF SP ZONE. No provision of any SP Zone may delete or modify in any way the provisions of any County ordinance except this ordinance.

SECTION 17.32. 06.43.08 RESTATED SP ZONE ORDINANCES. Whenever the Planning Director determines that it is necessary for the systematic implementation and effective administration of any SP Zone, he may require the preparation and adoption of a restated SP Zone as a condition of processing and approving any specific plan amendment, specific plan substantial conformance determination, zoning ordinance amendment, permit or other approval for property subject to the SP Zone.

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