

## **II. Zoning**

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### **A. Proposed Zoning**

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The entire project site will be rezoned to R-A-1 (Residential Agricultural Zoning) pursuant to Change of Zone Application No. 5593. Permitted uses and development standards for Rural Agricultural Zoning as set forth in Ordinance 348 of the County of Riverside are included immediately following this page.

The site is currently comprised of several parcels of land with differing zoning designations, as follows:

**46.4 acres zoned R-A-20,000**

**18.8 acres zoned R-A-2**

**6.5 acres zoned R-A-5**

**71.7 Total Acreage (approx.)**

The designation of the entire site as R-A-1 will make zoning consistent across the site. The minimum lot size will be one acre, including the area to the center of adjacent streets, with a minimum width of 100 feet.

ARTICLE VIb

R-A ZONE (RESIDENTIAL AGRICULTURAL)

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

SECTION 6.50. USES PERMITTED. Only the following uses shall be permitted in all R-A Zones:

- a. Any use permitted in the R-1 Zone, not including Section 6.1(c)(1), subject to the requirements set forth therein.
- b. Poultry and rabbits for the use of the occupants of the premises only. All poultry and rabbits shall be kept in an enclosed area, located not less than 50 feet from any residence existing at the time such use is established.
- c. The noncommercial keeping of horses, cattle sheep, and goats on lots or parcels over 20,000 square feet in area and 100 feet in width, provided they are kept, fed and maintained not less than 50 feet from any residence existing at the time such use is established. Two such animals may be kept on each 20,000 square feet up to one acre and two such animals for each additional acre.
- d. Wholesale nurseries, greenhouses, orchards, aviaries, apiaries (subject to Ordinance No. 551), the raising of field crops and tree crops, berry and bush crops, and vegetable, flower and herb gardening on a commercial scale; the drying, packing and processing of fruits (other than canning), nuts, vegetables and other horticultural products where such drying, packing or processing is primarily in conjunction with a farming operation and provided the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than twenty (20) feet from the boundaries of the premises.
- e. Farm Projects (Future Farmers, 4-H or similar projects.)
- f. The raising or breeding of guinea pigs, parakeets, chinchillas, or similar small fowl or animals, provided that all such uses are kept and maintained at least 50 feet from any residence existing at the time such use is established.
- g. A temporary stand, not exceeding 200 square feet in area, used exclusively for the sale of products grown on the premises, and a sign, not to exceed 6 square feet, advertising the sale of said product. Off-street parking shall be as required in Section 18.12, except than no paving shall be required.

- h. Farms or establishments for the selective or experimental breeding a raising of cattle, sheep, goats, and other farm stock or animals subject to the permissible number, conditions, and provisions set forth in subsection (c) of this section.
- i. One mobilehome, as a principal residence only, provided:
  - (1) The minimum lot size shall be 2½ acres.
  - (2) The mobilehome shall have a floor area of not less than 750 sq.ft.
  - (3) The area between the ground level and the floor of the mobilehome shall be screened from view by an opaque skirt which shall be securely fastened to the mobilehome in a manner which insures that the skirting is rigid and not movable. The skirting shall be the same material and color as the siding on the mobilehome although other materials may be used if they are weather-resistant.
  - (4) The location of the mobile home, sanitary facilities and utilities shall conform with all of the requirements of the Health Department, Department of Building and Safety and State law.
- j. The grazing of sheep where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days in any six-month period for each parcel.
- k. Farms or establishments for the selective or experimental breeding, raising, training and boarding of horses, subject to the permissible number, conditions, and provisions set forth in subsection (c) of this section.
- l. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.
- m. (Deleted)
- n. An additional one family mobilehome, excluding the principal dwelling, shall be allowed for each 10 acres being farmed. Said additional mobilehomes shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one family residence provided:
  - (1) The mobilehome shall have a floor area of not less than 450 square feet.
  - (2) The mobilehome is not rented or held out for lease.

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

Added by Ord. 348.153

Amended Effective:

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

SECTION 6.51. BUILDING HEIGHT LIMIT. The same as in Zone A-1.

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

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

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

Effective Amended:

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