

ORDINANCE NO. 348



**PROVIDING FOR LAND USE PLANNING
AND ZONING REGULATIONS AND
RELATED FUNCTIONS OF THE
COUNTY OF RIVERSIDE**

**As amended through
ORDINANCE NO. 348.4966**

EFFECTIVE 11/18/2021

ORDINANCE NO. 348.4966
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE VI R-1 ZONE (ONE-FAMILY DWELLINGS)

ARTICLE VI R-1 ZONE (ONE-FAMILY DWELLINGS)

SECTION 6.1. USES PERMITTED.

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

1. One-family dwellings.
2. Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.
3. The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, 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.

Amended Effective:
02-12-99 (Ord. 348.3857)

09-15-00 (Ord. 348.3954)

4. Home occupations.

Amended Effective:
(Ord. 348.3928)

5. The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on 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 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.

Amended Effective:
09-15-00 (Ord. 348.3954)

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

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7. 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 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. 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.
9. 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.

Amended Effective:
02-12-99 (Ord. 348.3857)
09-15-00 (Ord. 348.3954)

12-21-00 (Ord. 348.3966)
02-24-04 (Ord. 348.4180)

- B. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30, of this ordinance:

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1. Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.
2. Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.
3. Nurseries, horticultural.
4. Public parks and playgrounds, golf courses with standard length fairways, and country clubs.
5. (Deleted)

Amended Effective:
Ordinance No. 348.4911 Item 21.1 of 09.10.19 (Effective
Date: 10.10.19)

6. Child Day Care Center.

Added Effective:
07-23-99 (Ord. 348.3881)
Amended Effective:

(Ord. 348.4596 Item 16.2 of 02/10/09 (Effective Date:
03/12/09))

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

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

02-12-99 (Ord. 348.3857)
09-10-99 (Ord. 348.3883)
10-21-99 (Ord. 348.3888)

SECTION 6.2. DEVELOPMENT STANDARDS.

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

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

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- B. 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.
- C. The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.
- D. The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-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.

Amended Effective:

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

08-29-85 (Ord. 348.2510)
07-06-89 (Ord. 348.3032)
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
07-23-99 (Ord. 348.3881)
09-10-99 (Ord. 348.3883)
10-21-99 (Ord. 348.3888)
04-14-00 (Ord. 348.3928)
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)