

ORDINANCE NO. 348.4835
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIII A-1 ZONE (LIGHT AGRICULTURE)

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SECTION 13.1. USES PERMITTED.

A.

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

Amended Effective:
05-03-94 (Ord. 348.3571)

07-16-98 (Ord. 348.3828)

3. Nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale; the drying, packing, canning, freezing and other accepted methods of processing the produce resulting from such permitted uses, when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than 20 feet from the boundaries of the premises.

Amended Effective:
07-16-98 (Ord. 348.3828)

4. The grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the supplementary feeding thereof, not to exceed five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three, except that there shall be no limit to the permissible number of sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four weeks in any six month period. The provisions of this paragraph apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept, fed or maintained solely for sale, marketing or slaughtering at the earliest practical age of maturity. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.
5. Farms for rabbits, fish, frogs, chinchilla, or other small animals (excluding crowing fowl).

Amended Effective:
07-16-98 (Ord. 348.3828)

09-15-00 (Ord. 348.3954)

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6. Farms or establishment for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, subject to the limitations set forth in [Subsection A.4. of this section](#).
7. The noncommercial raising of hogs, not to exceed five animals; provided, however, that the total number of animals permitted on parcels of less than one acre shall not exceed two animals except that no animals shall be permitted on lots of less than 20,000 square feet. For the purposes of determining the number of hogs on a parcel, both weaned and unweaned hogs shall be counted. (See County Ordinance No. 431 regarding hog ranches).
8. Future 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.

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

12-21-00 (Ord. 348.3966)

9. A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises. Off-street parking shall be as required in [Section 18.12](#) of this ordinance, except that no paving shall be required.

Amended Effective:
07-16-98 (Ord. 348.3828)

10. A sign, single or double faced, not exceeding 12 square feet in area per face, advertising only the sale of the services or the products produced on the premises. The sign shall not be lighted or have flashing objects or banners.
11. Public parks and playgrounds, golf courses with standard length fairways, and country clubs.

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

12. Home occupations.
13. 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.

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14. Kennels and catteries are permitted provided they are approved pursuant to the provisions of [Section 18.45.](#) of the ordinance.
15. Mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 is a permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to County Ordinance No. 555, which has not been revoked or suspended.

Amended Effective:
07-16-98 (Ord. 348.3828)

16. The noncommercial raising of not more than 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 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.

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

17. 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.

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Added Effective:
02-24-04 (Ord. 348.4087)

- B. The following uses are permitted subject to the approval of a plot plan pursuant to [Section 18.30](#) of this ordinance. The plot plan approval may include conditions requiring fencing and landscaping of the parcel to assure that the use is compatible with the surrounding area.
1. Fraternal lodge halls, including grange halls.
 2. Churches, temples, or other structures used primarily for religious worship.
 3. Private schools.
 4. Libraries.
 5. Public utility facilities.
 6. A permanent stand for the display and sale of the agriculture product of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.
 7. An additional one family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each ten acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one family residence provided that:
 - a. The dwellings are not rented or held out for lease.
 - b. The dwellings are located not less than 50 feet from any property line.
 - c. The dwellings are screened from view from the front property line by shrubs or trees.
 - d. The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the County Building and Safety Department and State law.
 - e. The number of dwellings for employees shall not exceed four per established farming operation.
 8. Beauty shops, including beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.

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9. Real estate offices, including temporary real estate tract offices, located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.
10. Winery and appurtenant and incidental uses with established on-site vineyard.
11. Feed and grain sales.
12. Child Day Care Center.

Added Effective:
10-10-02 (Ord. 348.4081)

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 is granted:

1. Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and County Ordinance No. 555.
2. Community auction and sales yards.
3. Farm labor camp.
4. Repealed.

Effective:
10-10-02 (Ord. 348.4081)

5. Packaged dry fertilizer storage, not including processing.
6. Menageries.
7. Oil production, not including refining or processing.
8. Mink farms.
9. Commercial stables and riding academies.
10. Commercial breeding operations.
11. Mobilehome parks, developed pursuant to [Section 19.92](#) of this ordinance.
12. Solar power plant on a lot 10 acres or larger.

Amended Effective:
07-16-98 (Ord. 348.3828)

Ord. 348.4705 Item 16.2 of 11/08/11 (Effective Date:
12/08/11)

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

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

Amended Effective:

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

04-25-94 (Ord. 348.3571)
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
09-15-00 (Ord. 348.3954)

SECTION 13.2. DEVELOPMENT STANDARDS.

- A. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use, except as follows:
1. (Deleted)
 2. The uses listed in [Section 13.1.B. 1.](#), [2.](#), [3.](#), [4.](#) and [5.](#) of this ordinance shall not be required to have a lot area in excess of 20,000 square feet or an average lot width in excess of 100 feet, irrespective of the minimum zone requirements for a particular area.
- B. Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard.
- C. One family residences shall not exceed 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.

Amended Effective:

05-24-01 (Ord. 348.3990)

- D. Animals on existing lots less than 100 feet in width. If the average lot width of an existing lot is less than 100 feet, animals shall be kept a minimum of 100 feet from the principal street frontage. If such lot is a corner lot, animals shall also be kept not less than 20 feet from the rear lot line. For purposes of this section, the principal street frontage is the street frontage with the shortest dimension.
- E. Automobile storage space shall be provided as required by [Section 18.12.](#) of this ordinance.

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Amended Effective:

01-15-64 (Ord. 348.251)
06-16-65 (Ord. 348.371)
09-15-65 (Ord. 348.391)
01-19-66 (Ord. 348.422)
07-27-66 (Ord. 348.459)
12-06-67 (Ord. 348.534)
07-16-69 (Ord. 348.638)
04-15-70 (Ord. 348.710)
09-16-70 (Ord. 348.773)
03-11-71 (Ord. 348.859)
08-11-71 (Ord. 348.905)
05-04-72 (Ord. 348.1023)
10-19-72 (Ord. 348.1091)
02-01-74 (Ord. 348.1281)

05-30-74 (Ord. 348.1327)
03-20-75 (Ord. 348.1429)
12-10-75 (Ord. 348.1481)
09-08-77 (Ord. 348.1588)
11-29-79 (Ord. 348.1729) operative 01-01-80
04-12-79 (Ord. 348.1688)
12-23-82 (Ord. 348.2140)
05-19-83 (Ord. 348.2162)
04-26-94 (Ord. 348.3571)
02-12-99 (Ord. 348.3857)
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