

**ORDINANCE NO. 348.4997AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING
FOR LAND USE PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XVb N-A ZONE (NATURAL ASSETS)**

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SECTION 15.200. USES PERMITTED.

- A. Uses Permitted.
1. One-family dwellings, guest dwellings, automobile storage garages, accessory buildings.
 2. Field and tree crops.
 3. The grazing only of cattle, horses, sheep or goats, subject to the following restrictions:
 - a. Not more than two animals for each acre shall be permitted.
 - b. The limitation on the amount of animals shall apply to mature breeding stock and maintenance stock, and shall not apply to the offspring of such stock, if such offspring are being kept, fed and maintained solely for sale, marketing or slaughtering at the earliest practical age. The permissible number of animals per parcel of land shall be computed upon the basis of the nearest equivalent ratio.
 4. Apiaries.
 5. (Deleted)
 6. (Deleted)
 7. (Deleted)
 8. (Deleted)
 9. On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.
- B. Uses Permitted Subject to Approval of a Plot Plan. The following uses are permitted, upon approval of a plot plan pursuant to [Section 18.30](#), on parcels of land not less than 7,200 square feet in size, with a minimum front yard depth of 20 feet and minimum side and rear yard depth of 10 feet:
1. Public utility substations.
 2. Water wells and appurtenant pump houses.
 3. Picnic grounds for day use only.
 4. Museums and menageries, commercial and non-commercial.

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5. An additional one family mobilehome, excluding the principal dwelling, shall be allowed with a [Section 18.30](#) plot plan approval for each ten acres gross being farmed. Said additional mobilehome shall be located on a parcel being farmed and occupied by the owner, operator, or employee of the farming operation as a one family residence provided that:
 - a. The mobilehome shall each have a floor area of not less than 450 square feet.
 - b. The mobilehomes are not rented or held out for lease.
 - c. The mobilehomes are located not less than 50 feet from any property line.
 - d. The mobilehomes are screened from view from the front property line by shrubs or trees and have a sprinkler system installed to insure the proper maintenance of plant materials.
 - e. The arrangement of the mobilehomes, sanitary facilities and utilities conforms with all of the requirements of the County Health Department, the County Building and Safety Department, and State law.
 - f. The number of dwellings for employees shall not exceed two per established farming operation.
6. Churches, temples and other places of religious worship.
7. Child Day Care Center.

Amended Effective:
09-10-99 (Ord. 348.3883)
10-21-99 (Ord. 348.3888)

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

C. Uses permitted by Conditional Use Permit.

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

1. Recreational vehicle parks.
2. (Deleted)
3. Migrant agricultural worker mobilehome parks.
4. Resort hotels.
5. Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and County Ordinance No. 555.
6. Rock crushing plants, aggregate washing, screening and drying facilities and equipment.

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7. Extraction and bottling of well water including the incidental manufacturing of bottles only for use for the permitted extraction and bottling operation.
8. Golf courses with standard length fairways and customary appurtenant facilities, including club houses, restaurants, and retail shops.
9. Riding academies and stables, commercial and noncommercial.
10. Fishing lakes, commercial and noncommercial.
11. Outdoor film studios.
12. Airport or landing field.
13. Camps.
14. Guest ranch.
15. Solar power plant on a lot 10 acres or larger.

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

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. (Deleted)

Amended Effective:
11-11-82 (Ord. 348.2104)
07-03-84 (Ord. 348.2338)
04-04-87 (Ord. 348.2669)
12-18-88 (Ord. 348.2452)

06-20-89 (Ord. 348.3043)
09-05-89 (Ord. 348.3053)
Ordinance No. 348.4911 Item 21.1 of 09.10.19 (Effective
Date: 10.10.19)

SECTION 15.201. DEVELOPMENT STANDARDS.

The following shall be the standards of development in the N-A Zone, except for the above-listed uses that are specifically allowed a lesser standard:

- A. Minimum lot size. 20 acres with a minimum gross width of 400 feet.
- B. Minimum yard depths. Front 100 feet, sides 50 feet, rear 50 feet.
- C. No building shall exceed 20 feet in height.

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D. Automobile storage space shall be provided as required by [Section 18.12](#) of this ordinance.

Added Effective:

04-17-68 (Ord. 348.557)
07-24-73 (Ord. 348.1190)
09-13-73 (Ord. 348.1201)
05-30-74 (Ord. 348.1327)
06-20-74 (Ord. 348.1340)
09-08-77 (Ord. 348.1588)

07-02-81 (Ord. 348.1968)
11-11-82 (Ord. 348.2104)
07-03-84 (Ord. 348.2338)
11-18-86 (Ord. 348.2452)
09-10-99 (Ord. 348.3883)