

**ORDINANCE NO. 348.4997**  
**AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE**  
**PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.**  
**ARTICLE VIIIe R-5 ZONE (OPEN AREA COMBINING ZONE-RESIDENTIAL**  
**DEVELOPMENTS)**

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**SECTION 8.100. USES PERMITTED.**

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. Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.
2. Noncommercial community association recreation and assembly buildings and facilities.
3. Lakes, including noncommercial fishing there from.
4. Picnic grounds.
5. 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.
6. Water wells and appurtenant facilities.
7. On-site identification signs, maximum size - ten square feet.
8. Cemetery, pet or human.
9. Child Day Care Center

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

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

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

1. Riding academies and stables.

C. 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:  
09-10-99 (Ord. 348.3883) repealed

10-21-99 (Ord. 348.3888)

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**SECTION 8.101. DEVELOPMENT STANDARDS.**

- A. Lot Area. 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.
- 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.
- E. 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.

Amended Effective:

09-01-71 (Ord. 348.912)  
05-30-74 (Ord. 348.1327)  
12-10-75 (Ord. 348.1481)  
08-29-85 (Ord. 348.2510)

07-23-99 (Ord. 348.3881)  
09-10-99 (Ord. 348.3883)  
10-21-99 (Ord. 348.3888)