

ORDINANCE NO. 348.4997
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XVI W-1 ZONE (WATERCOURSE, WATERSHED AND CONSERVATION AREAS)

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SECTION 16.1. W-1 ZONE (WATERCOURSE AREA) STATEMENT OF POLICY.

There are some areas of the County which under present conditions are not suited for permanent occupancy or residency by persons for the reason that they are subject to periodic flooding and other hazards.

The provisions of this article are temporary in nature, awaiting detailed plans of development for the lands and areas so classified. The regulations of this article shall apply to lands so classified until either (1) a drainage and storm water control plan approved by the Planning Commission and the Board of Supervisors shall have been carried out and put into effect, or (2) the lands have been subdivided and a final subdivision map placed on record in accordance with the applicable state and county regulations, including approval by the Planning Commission and Board of Supervisors. In either of these two instances, the property may thereafter be reclassified into any other zone pursuant to regular zoning procedure.

SECTION 16.2. USES PERMITTED.

- A. The following uses are permitted in the W-1 Zone:
1. Field, tree and bush crops; flower and herb gardening.
 2. Apiaries.
 3. The grazing only, of cattle, horses, sheep and goats and similar livestock, subject to the restrictions as to the number of animals per acre set forth in [Section 13.1.A.4.](#) of this ordinance.
 4. Golf courses, not including the construction of buildings.
 5. Water works facilities, both public and private intended primarily for the production and distribution of water for agricultural purposes.
 6. Utilities, both public and private.
 7. Aquaculture.
- B. The following uses are permitted provided a conditional use permit has been granted:
1. Airports and heliports.
 2. Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and County Ordinance No. 555.
 3. Exploratory oil drilling, producing oil wells, oil storage tanks and appurtenant facilities, but not including refineries.

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4. Racing and competition events other than between humans.
5. Hunting clubs, skeet, trap, rifle and pistol ranges.
6. Recreational vehicle parks.
7. (Deleted)
8. Tennis, badminton, volleyball, squash, lacrosse, handball, baseball, racquetball and football, courts and sport recreational fields and uses.
9. Buildings and structures in conjunction with any use that is permitted under [Section 16.2.A.](#) of this ordinance.
10. 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)

- C. The following uses are permitted upon approval of a plot plan pursuant to [Section 18.30.](#) of this ordinance:
1. Signs, on-site advertising, unless previously approved as a part of a granted conditional use permit.
 2. Meteorological towers.
- 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. Commercial WECS and WECS arrays with no limit as to rated power output are permitted provided a commercial WECS permit has been granted pursuant to the provisions of [Section 18.41.](#) of this ordinance.

Amended Effective:
11-11-82 (Ord. 348.2104)
08-28-86 (Ord. 348.2612)

07-20-89 (Ord. 348.3043)

SECTION 16.3.

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

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SECTION 16.4. STRUCTURE HEIGHT.

No commercial WECS shall exceed four hundred (400') 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 any building or structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to [Section 18.27.](#) of this ordinance.

Amended Effective:

02-19-62

05-04-72 (Ord. 348.1023)

07-24-73 (Ord. 348.1190)

09-13-73 (Ord. 348.1201)

05-30-74 (Ord. 348.1327)

03-04-75 (Ord. 348.1435)

12-10-75 (Ord. 348.1481)

09-08-77 (Ord. 348.1588)

11-11-82 (Ord. 348.2104)

05-24-01 (Ord. 348.3990)