

ORDINANCE NO. 348.4997
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)

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.](#)

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

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.

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

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- 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.
- 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. Employee housing not meeting the requirements set forth in Health and Safety Code section 17021.8, as may be amended, or consisting of more than 36 beds in a group quarters or 12 units or spaces for use by a single family or household.

Amended Effective:
Ordinance No. 348.4950 Item 21.3 of 3/2/2021 (Effective
Date: 4/1/2021)

- 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.

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- 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.

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)
07-23-99 (Ord. 348.3881)
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)
05-24-01 (Ord. 348.3990)