

RIVERSIDE COUNTY PLANNING DEPARTMENT
SUMMARY OF RIVERSIDE COUNTY ZONING REQUIREMENTS

| ZONE | DEFINITION / TYPICAL USES Ordinance No. 348 | MINIMUM LOT REQUIREMENTS | | | MINIMUM SETBACKS | | | MAXIMUM STRUCTURAL HEIGHT | |
|-------------|---|---|-------|-------|--|---|------|---------------------------|--------|
| | | SQ. FT | WIDTH | DEPTH | FRONT | SIDE | REAR | FEET | FLOORS |
| R-1 | ONE-FAMILY DWELLING, ART. VI One-family dwellings, including mobile homes on permanent foundations, limited agriculture, noncommercial keeping of horses with a minimum lot of 20,000 sq. ft. and 100 ft. width, noncommercial keeping of poultry and rabbits with minimum lot area of 1 acre, keeping of 2 sheep or goats with minimum lot area of 2 acres, and home occupations. Mobile home parks with approved conditional use permit. | 7,200 | 60 | 100 | 20 | 5 (10) (Corner lots) Frontage on 2 streets | 10 | 40 | 3 |
| | | See also Ordinance #348, §18.5, 18.6 Planned Residential Developments | | | | | | | |
| R-1A | ONE-FAMILY DWELLINGS MOUNTAIN RESORT, ART. VIa One-family dwellings. Field crops, tree crops, greenhouses for propagation & culture. Noncommercial keeping of horses, miniature pigs for use of occupant only. Real estate and insurance offices as home occupations. Mobile home parks with an approved conditional use permit. | 7,200 | 60 | 100 | 20 | 5 (10) (Corner lots) Frontage on 2 streets | 10 | 40 | 3 |
| | | See also Ordinance #348 § 7.11 for restricted single-family residential subdivisions. | | | | | | | |
| R-2 | MULTIPLE-FAMILY DWELLINGS ART. VII One-family dwelling. With approved Plot Plan: Multiple-family dwellings, churches, congregate care residential, Class I kennel/cattery. Multiple-family dwellings on basis of one dwelling unit per 2,500 sq. ft. lot area. Maximum of 60% lot coverage permitted for building. Plot Plan approval required prior to building permit. Single-family subdivisions subject to comprehensive project review (See §7.11, Ord. 348). i.e. Design, architectural, floor plan, lot coverage, usable open space, fencing, grading, viewscape, etc. Mobile home parks with approved conditional use permit. | 7,200 | 60 | 100 | 20 | 5 (10) (Corner lots) Frontage on 2 streets | 10 | 40 | 3 |
| | | See also Ordinance #348 § 7.11 for restricted single-family residential subdivisions. | | | | | | | |
| R-2A | LIMITED MULTIPLE-FAMILY DWELLINGS, ART. VIIa One-family dwelling. With approved Plot Plan: Multiple-family dwellings, Class I kennel/cattery, and Churches. Mobile home park with approved conditional use permit. | 7,200 | 60 | 100 | 20 | 5 (10) (Corner lots) Frontage on 2 streets | 10 | 30 | 2 |
| | | Planned residential developments subject to subdivision map recordation. | | | | | | | |
| R-3 | GENERAL RESIDENTIAL, ART. VIII One-family dwelling. Home occupations, limited noncommercial animal keeping. With Plot Plan: Multiple-family dwellings, churches, congregate care facilities, business offices, hotels, Class I kennel/cattery. With conditional use permit: mobile home park. | 7,200 | 60 | 100 | 10 | 5 | 10 | 50-75 per § 18.34 | n/a |
| | | | | | 20 ft. front setback for single-family Setbacks are for buildings not over 35 ft. in height, per Sec. 18.16 | | | | |

Visit our Website at <http://www.rctlma.org> to review our complete zoning ordinance and other pertinent zoning and land use information.

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| R-3A | VILLAGE TOURIST RESIDENTIAL ART. VIIIa One-family dwellings, home occupations, limited noncommercial animal keeping. With approved plot plan provided use conducted within and secondary to residential use of one-family dwelling: art, crafts, antique shop, boutique, gift, florist shop, wedding chapel, beauty and barber shop. With 18.30 plot plan: churches, schools, non-profit museum. With conditional use permit: auto/truck service and repair, apartments, hotels, business offices, RV parks, country club. | 9,000 | 60 | 100 | 10 | 5 | 10 | 50-75 per § 18.34 | n/a |
| | | | | | 20 ft. front setback for single-family Setbacks are for buildings not over 35 ft. in height. See § 18.18 for detached accessory building setbacks. | | | | |
| R-4 | PLANNED RESIDENTIAL, ART. VIIIc One-family dwellings. Multiple-family dwellings subject to the provisions of R-3 zone and plot plan approval. Minimum of 6,000 sf. overall area per dwelling unit be provided exclusive of streets and commercial areas. Mobile home parks with approved conditional use permit. | 3,500 | 40 | 80 | 10 | 5 | 10 | 40 Single-family | n/a |
| | | | | | | | | 50 Other structures | |
| R-5 | OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS, ART. VIIIe No residential construction permitted. With plot plan approval: Golf courses, clubhouses, and appurtenant facilities, noncommercial community association, recreation and assembly buildings, lakes and picnic grounds, cemetery. Riding academies and stable permitted with approved conditional use permit. | None | | | 50 | 50 | 50 | 50-75 per § 18.34 | n/a |
| | | | | | Multiple buildings must have 20 foot separation between buildings. No structural encroachments permitted in front, side or rear yard except as provided in § 18.19. | | | | |
| R-6 | RESIDENTIAL INCENTIVE, ART. VIIIf One-family dwellings, mobile home on permanent foundation, multiple-family dwellings, planned residential developments, apartments, accessory buildings – provided there is a main building on the lot. | 5,000 | 30 | | 10 | Variable | 10 | 35-50 | n/a |
| | | | | | Additional setbacks may be required depending on height, and adjacent land uses. | | | | |
| R-A | RESIDENTIAL AGRICULTURAL, ART. VIb One-family dwellings. Mobile home on permanent foundations on lots less than 2 ½ acs. Noncommercial keeping of horses, cattle, sheep, and goats on lots over 20,000 sf. and 100 ft. in width. Two such animals on each 20,000 sf. up to 1 ac., and two such animals on each additional acre. Some agricultural uses, and limited noncommercial animal husbandry, 4-H projects. Agricultural mobile homes permitted for owner/farm worker for each 10 acs. being farmed. Mobile home parks with approved conditional use permit. Churches with approved public use permit. | 20,000 | 100 | 150 | 20 | 5 | 10 | 40 Single-family 50-75 Other bldgs. per § 18.34 | 3 |

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| | | SQ. FT | WIDTH | DEPTH | FRONT | SIDE | REAR | FEET | FLOORS |
| R-R R-R-O | RURAL RESIDENTIAL, ART V OUTDOOR ADVERTISING, ART Va One-family dwelling, mobile homes, light agriculture, animal husbandry, farm animals, (Max. 5 animals per acre), kennels/catteries pursuant to provisions of Sec. 18.45. Numerous commercial uses allowed with Conditional Use Permit. Limited uses allowed with approved Plot Plan. | ½ ac. | 80 | | 20 | 5 | 10 | 40 Single-family | 3 |
| | | | | | Setbacks same as the original zone permitting the use. | | | 50-75 Other bldgs. Per Sec. 18.34 | |
| R-T | MOBILE HOME SUBDIVISIONS & MOBILE HOME PARKS, ART. VIIIb One-family dwelling, or mobile homes on lots. Mobile home parks with approved Conditional Use Permit. All subdivision development shall comply with provisions of Riverside County Ordinance No. 460. | 7,200 | 60 | 100 | 20 | 5 | 5 | 40 | 3 |
| | | | | | Minimum size of mobile home shall be 450 sq. ft. Minimum size of conventional one-family house shall be 750 sq. ft. Mobile home front setbacks may be reduced to 10 ft. if community recreational facilities exist in tract. | | | | |
| | | 3,600 | 40 | | Minimum frontage of 30 ft. If Community recreation/open space is developed as part of the subdivision: - A min. of 500 sq. ft. for each residential lot shall be usable recreational area. - Combined sq. footage of community area and lot area, excluding street ROW, shall total no less than 6,000 sq. ft. for each residential lot. | | | | |
| | | Subdivisions with recreational facilities | | | | | | | |
| | | 2,500 | 30 | | The minimum size site that may be developed for a mobile home park shall be 5 ac. gross. | | | | |
| | | Mobile home parks | | | | | | | |
| R-T-R | MOBILE HOME SUBDIVISION-RURAL ART. VIIIc One-family dwelling, or mobile homes on lots. Noncommercial keeping of horses, cattle, sheep and goats on lots of at least 40,000 sq. ft. Noncommercial keeping of rabbits, birds, and poultry. Other limited agriculture. Home occupations. Kennels/catteries approved pursuant to provisions of Sec. 18.45. | 40,000 | 100 | 100 | 20 | 5 | 5 | 40 | 3 |
| R-VC | RUBIDOUX-VILLAGE COMMERCIAL ART. IXe General business and appurtenant accessory uses only in enclosed buildings with not more than 200 sq. ft. of outside storage or display. Certain uses approved with Conditional Use Permit. All other uses require Plot Plan approval. All development shall be subject to an architectural theme as illustrated in the "Rubidoux Village Design Workbook." | PROJECT TYPE 1: Storefront improvements limited to exterior wall facing street. Project type invokes only the most limited development standards, mostly from the design guidelines. No setbacks required. Max. Height 50 ft.; towers and non-habitable structures 70 ft. | | | | | | | |
| | | PROJECT TYPE 2: Improvements to the shell of the structure beyond the storefront, but utilizing the existing buildings and site improvements. No setbacks required. Max. Height 50 ft.; towers and non-habitable structures 70 ft. | | | | | | | |
| | | PROJECT TYPE 3: Improvements based on vacant or cleared land requiring new construction. A further distinction is made between small projects with less than 100 feet of Mission Blvd. frontage, and those with more than 100 feet of such frontage. Standard setback is 15 feet behind curb face. Max. Height 50 ft.; towers and non-habitable structures 70 ft. | | | | | | | |

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| | | SQ. FT | WIDTH | DEPTH | FRONT | SIDE | REAR | FEET | FLOORS |
| A-D | AGRICULTURAL-DAIRY, ART. XIVa Dairy farming, one-family dwellings in conjunction with a dairy operation, general agriculture, kennels/catteries pursuant to Sec. 18.45, and farms for rabbits, fish, frogs, chinchilla, and other small animals. Grazing of farm animals (Max. 5 per acre). Agricultural mobile homes with approved Plot Plan. Abattoirs with approved Conditional Use Permit. | 20 AC | | | 20 | 10 | 10 | 40 | |
| | | | | | 50 | 25 | 25 | 50-105 | |
| | | | | | Dairy Operations | | | | |
| C/V | CITRUS VINEYARD, ART. XIVb Vineyards, citrus groves, orchards, aviaries, apiaries, greenhouses, produce processing, grazing of farm animals (Max. 5 per acre). With Plot Plan approval: Bed and Breakfast inns pursuant to Sec. 14.73, sampling rooms, incidental gift sales, restaurants. With approved Conditional Use Permit: Commercial stable, breeding operations, equestrian training facility, farm labor camp. | 5 AC | 200 | | 50 | 30 | 30 | 40 | |
| | | | | | 50 | 50 | 50 | 50-105 | |
| | | | | | Winery, citrus processing, appurtenant uses | | | | |
| C-1 / C-P | GENERAL COMMERCIAL, ART. IX General business and appurtenant accessory uses, only in enclosed buildings with not more than 200 sq. ft. of outside storage or display of materials. Certain uses permitted with approved Conditional Use Permit. All other uses require Plot Plan approval. Off-site advertising permitted at 500-ft. intervals. On-site operators residence allowed with plot plan approval. | | | | No setbacks required for permitted commercial uses under 35 ft. in height. Any portion of a building which exceeds 35 ft. in height shall be set back from the front, rear, and side lot lines not less than 2 ft. for each foot by which the height exceeds 35 ft. | | | | |
| C-P-S | SCENIC HIGHWAY COMMERCIAL, ART. IXb Specific wholesale and retail commercial uses with approved Plot Plan. Limited commercial uses with approved Conditional Use Permit. On-site operator's residence allowed with Plot Plan approval. | | | | No setbacks required for permitted commercial uses under 35 ft. in height. Any portion of a building which exceeds 35 ft. in height shall be set back from the front, rear, and side lot lines not less than 2 ft. for each foot by which the height exceeds 35 ft. | | | 50-75 per § 18.34 | |
| C-T | TOURIST COMMERCIAL, ART. IXa Automobile and truck service stations, restaurants, bars, motels, gift shops, and new/used automobile/truck sales. All used require Plot Plan approval. No residential uses allowed. | 10,000 | | | No setbacks required for permitted commercial uses under 35 ft. in height. Any portion of a building which exceeds 35 ft. in height shall be set back from the front, rear, and side lot lines not less than 2 ft. for each foot by which the height exceeds 35 ft. | | | 50-75 per § 18.34 | |
| C-R | RURAL COMMERCIAL, ART. IXc Small-scale commercial uses for the convenience of rural residents and travelers. Bed and Breakfast inns, automobile service stations, convenience markets, hotels, motels, professional offices permitted with Plot Plan approval. Animal hospitals, building supply stores, liquor stores, automobile/truck repair garages permitted with approval Conditional Use Permit. | 20,000 | | | 25 | 25 | 25 | 40 | |
| | | | | | Total building coverage on a single parcel shall not exceed 20% of net lot size. | | | | |

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| | | SQ. FT | WIDTH | DEPTH | FRONT | SIDE | REAR | FEET | FLOORS |
| C-O | COMMERCIAL OFFICE, ART. IXd With an approved Plot Plan, administrative and professional offices, provided that no stock is manufactured for retail sales, banks, pharmacies, day care centers, travel agency. With approved Conditional Use Permit: clinics, health and exercise center, hotels, restaurants (not fast food), professional studios. | | | | 25 | 25 | 25 | 50-75 Per Sec. 18.34 | |
| | | | | | Where front, side, or rear property line adjoins a street, or property zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M or S-P. | | | | |
| | | | | | No minimum setback when property adjoins zones not specified above. | | | | |
| S-P | SPECIFIC PLAN, ART. XVIIa Residential, commercial, manufacturing, open space, public facilities, health, and community facilities, agricultural uses pursuant to the permit requirements outlined in the adopted specific plan. If the specific plan does not specify a procedure, the use shall be subject to the most restrictive permit procedures contained in any zoning classification where the use is listed. | Uses shall conform to the development standards of the specific plan. If the specific plan lacks one or more standards, the standards from the zone which most closely fits the land use assigned to the site shall be utilized. | | | | | | | |
| M-SC | MANUFACTURING-SERVICE COMMERCIAL, ART XI Most light manufacturing and industrial uses defined under the Standard Industrial Classification Code (SIC) with Plot Plan approval. Uses include food, textile, metal, lumber and wood, leather, chemical products, machinery, electrical equipment, services to selected commercial uses, and caretakers residence. Conditional Use Permit required for variety of uses such as recycling centers, fuel storage, and batch plants. Off-site advertising permitted at 500-ft. intervals with Planning approval. | 10,000 | 75 | | 25 | 25 | 25 | 40 at yard setback line | |
| | | Unsewered | | | Where front or rear yard adjoins a street, or property zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or S-P. | | | 50-105 Structures per Sec. 18.34 | |
| | | 7,000 | 65 | | No minimum setback when property adjoins zones not specified above. | | | | |
| | | Sewered | | | | | | | |
| M-M | MANUFACTURING-MEDIUM, ART. XIa Most light and medium industrial and manufacturing uses within the SIC Code with Plot Plan approval. Certain uses with approved Conditional Use Permit. Caretakers residence allowed with approved Plot Plan. Off-site advertising at 500-ft. intervals with Planning approval. | Same as M-SC Zone above. | | | | | | | |
| M-H | MANUFACTURING-HEAVY, ART. XII Most light, medium, and heavy industrial and manufacturing uses with Plot Plan approval. Certain uses require approved Conditional Use Permit. Caretakers residence allowed with approved Plot Plan. Off-site advertising at 500-ft. intervals with Planning approval. | Same as M-SC Zone above. | | | | | | | |

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| | | SQ. FT | WIDTH | DEPTH | FRONT | SIDE | REAR | FEET | FLOORS |
| I-P | INDUSTRIAL PARK, ART. X Planned industrial area with special attention to circulation, parking, utility needs, aesthetics, and compatibility. Development subject to area site improvement, landscaping and performance standards. All development requires Plot Plan approval. Limited uses with Conditional Use Permit approval. | 20,000 | 100 | | 25 | 10 | 15 | 35 All structures | |
| | | | | | Minimum 25 ft. setback on any street. Minimum 50 ft. setback on any boundary where property abuts residential or commercially zoned property. Setbacks increase for buildings over 35 ft. in height. | | | 50-105 Per Sec. 18.34 | |
| M-R | MINERAL RESOURCES, ART. XIIa Uses permitted: agricultural uses, public utilities, water development and storage. With Conditional Use Permit: sewage sludge/organic waste composting facilities. Uses permitted with Surface Mining Permit: mining, quarrying rock crushing, batch plants. Caretakers residence permissible. No other residential development permitted. Special development and performance standards required for noise suppression, landscaping, fencing, hours of operation, insurance, ponding, rehabilitation, roads & driveway. | 5 AC | 200 | | 50 | 50 | 50 | 50-105 Per Sec. 18.34 | |
| | | | | | Except those use permitted in Sec. 12.50a | | | | |
| | | | | | Any structure exceeding 50 ft. in height shall have front, side, and rear yard setbacks equal to the height. | | | | |
| M-R-A | MINERAL RESOURCES & RELATED MANUFACTURING, ART. XIIb Uses permitted: agricultural uses, public utilities, water development and storage. With Conditional Use Permit: sewage sludge/organic waste composting facilities. Uses permitted with Surface Mining Permit: mining, quarrying, rock crushing, ore reduction plants, batch plants, specialty processing for mineral products, manufacture of block, pipe, tile, brick, cement, plaster, and asphalt concrete. Caretakers residence permissible. No other residential development permitted. Special development and performance standards required for noise suppression, landscaping/fencing, hours of operation, insurance, ponding, rehabilitation, roads & driveways. | 5 AC | 200 | | 50 | 50 | 50 | 50-105 Per Sec. 18.34 | |
| | | | | | Except those use permitted in Sec. 12.60a | | | | |
| | | | | | Any structure exceeding 50 ft. in height shall have front, side, and rear yard setbacks equal to the height. | | | | |
| N-A | NATURAL ASSETS, ART. XVb Permitted uses: One-family dwellings, field and tree crops, apiaries limited grazing of cattle, horses, sheep or goats. Uses permitted with Plot Plan: public utility substations, menageries, museums, agricultural mobile homes. Uses permitted with Conditional Use Permit: recreational vehicle parks, hotels, extraction and bottling of well water, ridings academies, golf courses and appurtenant facilities, fishing lakes, camps, guest ranch. | 20AC | 400 | | 100 | 50 | 50 | 20 | |

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| | | SQ. FT | WIDTH | DEPTH | FRONT | SIDE | REAR | FEET | FLOORS |
| W-1 | WATERCOURSE, WATERSHED & CONSERVATION AREAS, ART. XVI Land subject to periodic flooding and other hazards, and not suitable for permanent occupancy. Permitted uses include agriculture, apiaries, grazing of farm stock, golf courses without buildings, aquaculture. An approved Conditional Use Permit is required for airports, heliports, hunting clubs, shooting ranges, recreational vehicle parks, and athletic fields. | | | | | | | 400 Comm'l Wecs | |
| | | | | | | | | 50 Other bldgs. | |
| | | | | | | | | 105 Per Sec. 18.34 | |
| W-2 | CONTROLLED DEVELOPMENT AREAS, ART. XV Allowed uses: One-family dwellings, light agriculture, aviaries, apiaries, grazing of farm animals, animal husbandry. With Plot Plan approval: guest ranches, educational institutions, country clubs, churches, meat cutting/packaging plants without slaughtering. With Conditional Use Permit approval: airport, cemetery, hunting clubs, lumber mill, trail bike park, rodeo arena, commercial stable, menagerie, animal hospital. | 20,000 | 100 | 150 | 20 | 5 | 10 | 40 Single-family | |
| | | | | | 25 | 10 | 25 | 50-75 Per Sec. 18.34 | |
| | | | | | ----- Mobile homes | | | | |
| W-2-M | CONTROLLED DEVELOPMENT AREA WITH MOBILE HOMES, ART. XVc Same as W-2 Zone but requires a mobile home to have a floor living area of 450 sq. ft. or more, and have the area between ground level and floor level screened from view with an opaque skirt and landscaping. | 20,000 | 100 | 150 | 20 | 5 | 10 | 40 Single-family | |
| | | | | | 25 | 10 | 25 | 50-75 Per Sec. 18.34 | |
| | | | | | ----- Mobile homes | | | | |
| W-E | WIND ENERGY RESOURCE ZONE, Allowed uses: gas, and electric transmission facilities (PUC), electrical substations, railroads, cable television transmission facilities, meteorological towers under 50 ft. in height. Plot Plan approval: meteorological towers over 50 ft. in height, gas and electric transmission facilities (non-PUC), vehicle storage with approved WECS, office, and maintenance buildings with approved WECS, caretakers residence for approved WECS. Conditional Use Permit approval: mining operations exempt from Ordinance No. 555 and SMARA. | | | | 50 | 50 | 50 | 500 Comm'l Wecs | |
| | | | | | Setback for WECS vary based on surrounding zoning. | | | 20 Other structures | |
| | | | | | | | | 75-400 Per Sec. 18.34 | |

We have 3 offices to serve you from 8 a.m. to 5 p.m. Monday-Friday.

- **RIVERSIDE OFFICE** • 4080 Lemon Street, 2nd Floor • P.O. Box 1409 • Riverside, CA 92502-14098 • (951) 955-3200
- **MURRIETA OFFICE** • 39493 Los Alamos Road, Suite A • Murrieta, CA 92564 • (951) 600-6170
- **DESERT OFFICE** • 38686 El Cerrito Road • Palm Desert, CA 92211 • (760) 863-8277