

17.16.010 Uses permitted.

A. The following uses are permitted:

1. One-family dwellings.
2. Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.
3. Nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetables, 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.
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 subsection 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).
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.
7. The noncommercial raising of hogs, not to exceed five animals; provided, however, that the total number of animals permitted on parcels of less than one acre shall not exceed two animals except that no animals shall be permitted on lots of less than 20,000 square feet. For the purposes of determining the number of hogs on a parcel, both weaned and unweaned hogs shall be counted.
8. Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.
9. A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises. Off-street parking shall be as required in Chapter 17.188, except that no paving shall be required.
10. A sign, single- or double-faced, not exceeding 12 square feet in area per face, advertising only the sale of the services or the products produced on the premises. The sign shall not be lighted or have flashing objects or banners.
11. Mobilehome, used as a one-family residence, subject to the following conditions:
 - a. Mobilehome shall have a floor area of not less than 450 square feet;
 - b. The area between the ground level and the floor of the mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.
12. Home occupations.
13. Planned residential developments, provided a land division is approved pursuant to the provisions of Title 16 and the development standards in Section 17.180.010 or 17.180.020.
14. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Chapter 17.236.
15. Mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 is permitted; provided, that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Chapter 5.44, which has not been revoked or suspended.
16. The noncommercial raising of not more than five 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 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 subsection (A)(1) of this section 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 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 30 feet from the front property line, 15 feet from any side or rear property line and no closer than 35 feet of any dwelling unit other than the dwelling unit on the subject lot.

17. The keeping or raising of not more than 12 mature female crowing fowl on lots or parcels between 20,000 square feet and 39,999 square feet or not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

18. The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to 100 square feet with a maximum height of three feet and on improved lots or parcels of one acre or more provided the amount is limited to 200 square feet with a maximum height of three feet.

19. Accessory dwelling units pursuant to Chapter 17.204 of this Code.

20. State-licensed residential care facilities with six or fewer residents.

21. Transitional housing, as that term is defined in [Health and Safety Code](#) Section 50675.2(h).

22. Supportive housing, as that term is defined in [Health and Safety Code](#) Section 50675.14(b)(2).

23. Large family day care homes (seven to 14 children) as defined in [Health and Safety Code](#) Section 1596.78(b) are permitted by right.

B. Public Utility Uses.

- 1. Structures and installations necessary to the conservation and development of water such as dams, pipelines, water conduits, tanks, canals, reservoirs, wells and the necessary pumping and water production facilities.
- 2. Structures and the pertinent facilities necessary and incidental to the development and transmission of electrical power and gas such as hydroelectric power plants, booster or conversion plants, transmission lines, pipelines and the like.
- 3. Radio broadcasting stations.
- 4. Telephone transmission lines, telephone exchanges and offices.
- 5. Railroads, including the necessary facilities in connection therewith.
- 6. Television broadcasting stations, antennas, and cable installations, and microwave relay stations.

C. The following uses are permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Chapter 17.216:

- 1. Fishing lakes, commercial and noncommercial.
- 2. Guest ranches and motels.
- 3. Educational institutions, libraries, museums and post office.
- 4. Golf, tennis, polo or country clubs, archery and golf and driving ranges.
- 5. Commercial uses for the convenience of and incidental to any of the above permitted uses when located upon the same lot or parcel of land.
- 6. Feed and grain sales.
- 7. Garden supply stores.
- 8. Pet shops and pet supply shops.
- 9. Real estate offices.
- 10. Signs, on-site advertising.
- 11. Arts, crafts and curio shops.
- 12. Fraternal lodges, including grange halls.
- 13. Churches, temples, or other structures used primarily for religious worship.
- 14. Private schools.
- 15. A permanent stand for the display and sale of the agriculture product of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.
- 16. An additional one-family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each 10 acres gross being farmed. The additional dwelling units 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 have a floor area of not less than 450 square feet;
 - b. The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation;
 - c. The dwellings are located not less than 50 feet from any property line;
 - d. The dwellings are screened from view from the front property line by shrubs or trees;
 - e. The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the Building and Safety Department, and state law;
 - f. The number of dwellings for employees shall not exceed four per established farming operation.
17. 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.
 18. Winery and appurtenant and incidental uses with established on-site vineyard.
 19. 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.
 20. Public parks and public playgrounds, golf courses with standard length fairways, and County clubs.
- D. The following uses are permitted provided a conditional use permit has been granted:
1. Airport or landing field.
 2. Auto wrecking yards.
 3. Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and Chapter [5.44](#).
 4. Cemetery, pet or human.
 5. Commercial fairgrounds.
 6. Commercial stables and riding academies.
 7. Antique shops.
 8. Automobile service stations and repair garages with or without the concurrent sale of beer and wine for off-premises consumption.
 9. Bakery shops, including baking only when incidental to retail sales on the premises.
 10. Barber shops and beauty shops.
 11. Bars and cocktail lounges.
 12. Billiard and pool halls.
 13. Cleaning and dyeing shop.
 14. Retail pharmacies.
 15. Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 10 cubic feet in capacity, and other similar equipment.
 16. Food, meat, poultry and produce markets.
 17. Frozen food lockers.
 18. Hardware stores.
 19. Laundries and laundromats.
 20. Liquid petroleum service stations, with or without the concurrent sale of beer and wine for off-premises consumption; provided, that if storage tanks are above ground, the total capacity of all tanks shall not exceed 10,000 gallons. Storage tanks shall be painted a neutral color and shall not have any advertising painted or placed on their surface.
 21. Liquor stores pursuant to the provisions of Chapter [17.248](#).
 22. Parking lots and parking buildings, pursuant to the provisions of Chapter [17.188](#).
 23. Professional offices.
 24. Refreshment stand.
 25. Restaurants and other eating establishments.
 26. Shoe stores and repair shops.
 27. Stations, bus, railroad and taxi.
 28. Tire sales and service.

29. Tourist information centers.
30. Underground bulk fuel storage.
31. Auction houses and yards.
32. Dune buggy parks.
33. Fruit and vegetable packing plants and similar uses.
34. Hog ranches, subject to the provisions of Riverside County Ordinance No. 431.
35. Hunting clubs.
36. Lumber production of a commercial nature, including commercial logging or commercial development of timber and lumber mills.
37. Machine shops.
38. The manufacture of:
 - a. Brick, tile or terra-cotta;
 - b. Cement and cement products;
 - c. Gypsum;
 - d. Lime or lime products.
39. Menageries.
40. Migrant agricultural workers mobilehome parks.
41. Pen fed cattle operations, livestock saleyard, livestock auction yards, and dairy farms.
42. Race tracks, including but not limited to contests between automobiles, horses, go-carts, and motorcycles, but not including contests between human beings only.
43. Recreational vehicle parks.
44. Rifle, pistol, skeet, or trapshooting ranges.
45. Rodeo arenas.
46. Trail bike parks.
47. Trailer and boat storage.
48. Disposal service operations.
49. Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
50. Outdoor film studios.
51. Water well drilling, operations and service.
52. Mobilehome parks, developed pursuant to Chapter [17.264](#).
53. Community auction and sales yards.
54. Farm labor camp.
55. Feed stores.
56. Packaged dry fertilizer storage, not including processing.
57. Oil production, not including refining or processing.
58. Mink farms.
59. Both large and small animal hospitals.
60. Commercial breeding operations.

E. Any use that is not specifically listed in subsections B, C and D of this section may be considered a permitted or conditionally permitted use; provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

F. Subject to the provisions of Chapter [17.206](#), the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers. (Ord. 189 § 4, 2020; Ord. 147 § 6, 2018; Ord. 87 § 5, 2014; Ord. 18 § 2, 2008, RCC § [17.16.010](#))

Contact:

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