

**ORDINANCE NO. 348.4913**  
**AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE**  
**PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.**  
**ARTICLE VIII R-3 ZONE (GENERAL RESIDENTIAL)**

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**ARTICLE VIII R-3 ZONE (GENERAL RESIDENTIAL)**

The following regulations shall apply in all R-3 Zones:

**SECTION 8.1. USES PERMITTED.**

A. The following uses are allowed providing a plot plan shall first have been obtained pursuant to the provisions of [Section 18.30.](#) of Ordinance No. 348 is approved:

1. One-family dwelling.
2. Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.
3. The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small 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. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.

Amended Effective:  
02-12-99 (Ord. 348.3857)

09-15-00 (Ord. 348.3954)

4. Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
5. Home occupations.
6. On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.
7. One-family dwellings developed as restricted single-family residential subdivisions, subject to the development standards of [Section 7.11.](#) of this ordinance. The provisions of [Section- 8.2.](#) of this ordinance shall not be applicable to developments under this permitted use.

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8. Accessory buildings, to a specific permitted use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use.
9. On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.
10. Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No 460 and the development standards in [Section 18.5](#) or [18.6](#) of this ordinance.
11. (Deleted)

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

12. Two family dwellings, multiple family dwellings, bungalow courts and apartment houses.
13. Boarding, rooming and lodging houses.
14. Churches, educational institutions, public libraries, museum and art galleries not operated for compensation or profit.
15. 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.
16. Congregate care residential facilities.
17. 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. Nurseries, horticultural.
19. Nonprofit clubs and lodge halls.
20. Fraternity and sorority houses.
21. Hotels, resort hotels, and motels.
22. Child Day Care Center.

Amended Effective:  
03-12-09 (Ord. 348.4596)

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23. Institutions for the aged licensed by the California State Department of Social Welfare or the County Department of Public Welfare.
24. Offices, including medical, dental, chiropractic law offices, architectural, engineering, community planning and real estate; provided there is no outdoor storage of materials, equipment, or vehicles, other than passenger cars.
25. The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) 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 8.1.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.
26. Churches, temples, and other places of religious worship.

Added Effective:  
02-12-99 (Ord. 348.3857)

09-10-99 (Ord. 348.3883)

27. The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on single family residential lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on single family residential 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.

Amended Effective:  
09-15-00 (Ord. 348.3954)

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28. 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.

Amended Effective:  
09-15-00 (Ord. 348.3954)

12-21-00 (Ord. 348.3966)

- B. The following uses shall be permitted provided a conditional use permit is obtained pursuant to this ordinance:
1. Mobilehome parks, developed pursuant to [Section 19.92.](#) of this ordinance.
  2. Parking area for commercial uses.
  3. Congregate care residential facilities, developed pursuant to [Section 19.103.](#) of this ordinance.

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

- C. The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.

Amended Effective:  
07-16-98 (Ord. 348.3828)  
12-23-82 (Ord. 348.2140)  
06-28-84 (Ord. 348.2341)  
04-04-87 (Ord. 348.2669)  
01-15-87 (Ord. 348.2543)

07-16-98 (Ord. 348.3828)  
02-12-99 (Ord. 348.3857)  
12-21-00 (Ord. 348.3966)  
02-24-04 (Ord. 348-4087)

**SECTION 8.2. DEVELOPMENT STANDARDS.**

The following standards of development shall apply in the R-3 Zone, except that planned residential developments shall comply with the development standards contained in [Section 18.5.](#) of this ordinance.

- A. The minimum lot area shall be 7,200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area.
- B. The minimum front and rear yards shall be ten feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be

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measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.

- C. The minimum side yard shall be five feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line five feet plus two feet for each foot by which the height exceeds 35 feet; if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side, or rear yard except as provided in [Section 18.19](#) of this ordinance.
- D. No lot shall have more than 50 percent of its net area covered with buildings or structures.
- E. The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area.
- F. 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.
- G. (Deleted)
- H. Automobile storage space shall be provided as required by [Section 18.12](#) of this ordinance.

Amended Effective:

01-15-64 (Ord. 348.251)  
01-19-66 (Ord. 348.422)  
06-07-67 (Ord. 348.507)  
09-23-70 (Ord. 348.777)  
09-16-71 (Ord. 348.920)  
05-04-72 (Ord. 348.1023)  
06-21-73 (Ord. 348.1180)  
09-13-73 (Ord. 348.1201)  
05-30-74 (Ord. 348.1327)  
12-10-75 (Ord. 348.1481)

04-12-79 (Ord. 348.1688)  
03-16-82 (Ord. 348.2074)  
12-23-82 (Ord. 348.2140)  
08-29-85 (Ord. 348.2510)  
07-16-98 (Ord. 348.3828)  
02-12-99 (Ord. 348.3857)  
09-10-99 (Ord. 348.3883)  
10-21-99 (Ord. 348.3888)  
09-15-00 (Ord. 348.3954)  
12-21-00 (Ord. 348.3966)