

LAND FOR SALE

+/- 25.47 ACRES-TEMECULA VALLEY

47055 De Portola Rd., Hemet/Temecula , CA 92544



SALE PRICE: \$300,000

ZONING: Residential/Agricultural

APN #: 470-030-064

PROPERTY OVERVIEW

Sprawling gentle rolling hills on the boarder of Temecula and Hemet, +/- 25.47 acres with captivating panoramic mountain and city views.

PROPERTY FEATURES

- Zoning will allow both agricultural development and residential estate development.
- Potential lot sizes between 1 and 2 acres.
- Located in the Temecula Valley wine region.

KW COMMERCIAL - KW SOCAL
8250 White Oak Avenue,
Suite 102
Rancho Cucamonga, CA 91730

DAVID NEAULT, CCIM
Managing Director – Inland Empire Region
O: 909.945.0662
C: 909.957.4811
DNeault@KWCommercial.com
CA DRE #00961621

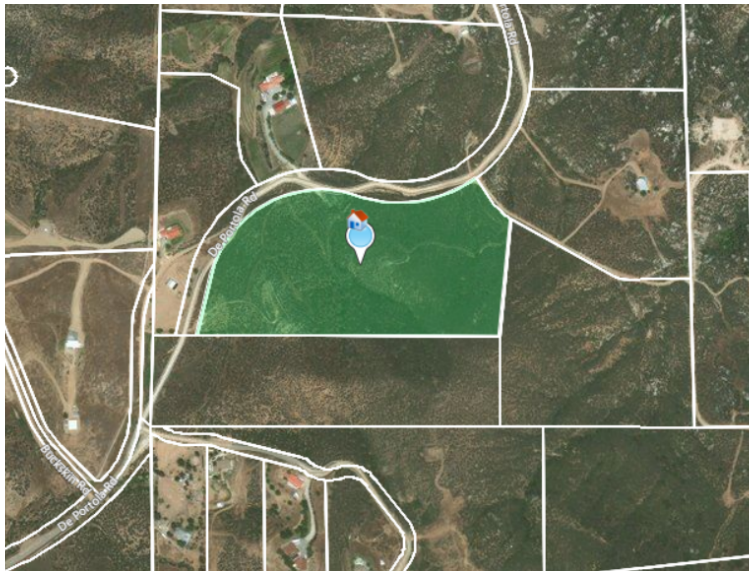
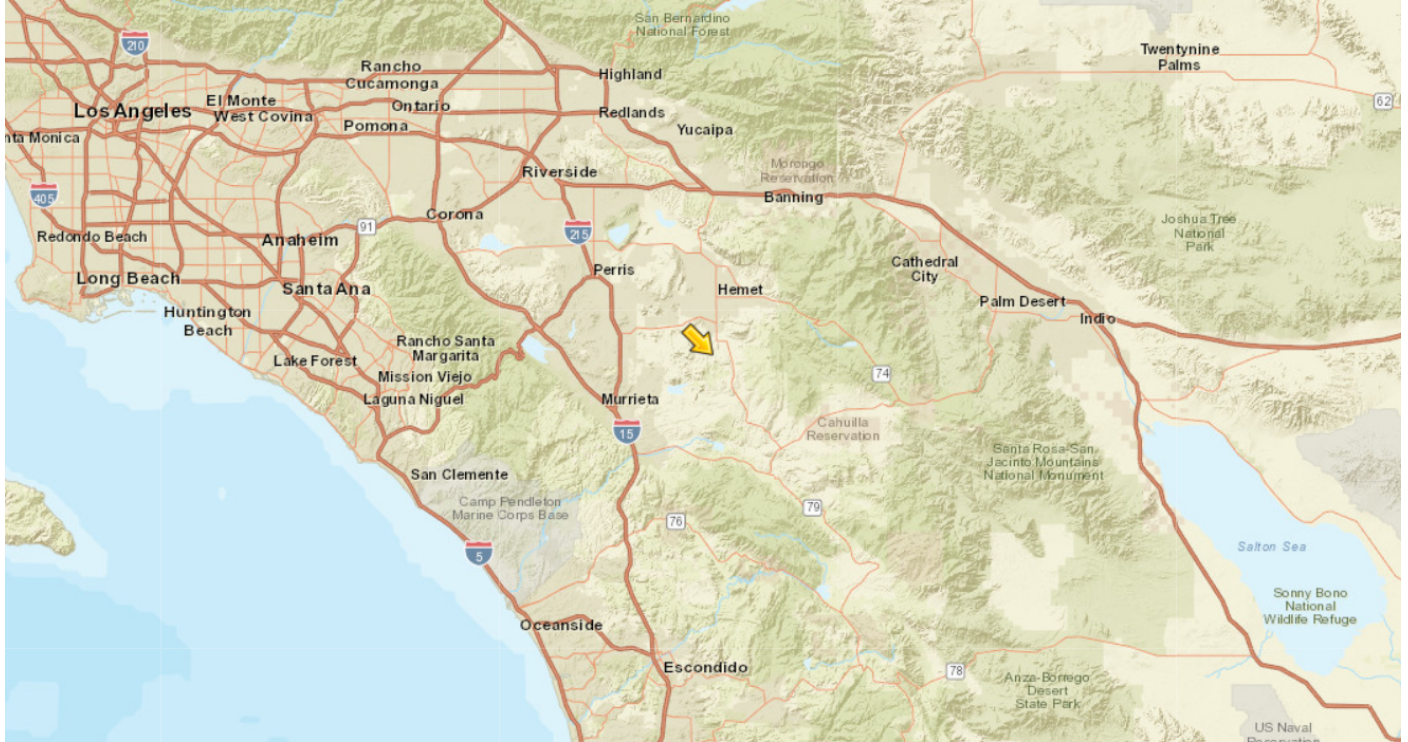
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

+/- 25.47 ACRES-TEMECULA VALLEY

47055 De Portola Rd., Hemet/Temecula , CA 92544



KW COMMERCIAL - KW SOCIAL
8250 White Oak Avenue,
Suite 102
Rancho Cucamonga, CA 91730

DAVID NEAULT, CCIM
Managing Director – Inland Empire Region
O: 909.945.0662
C: 909.957.4811
DNeault@KWCommercial.com
CA DRE #00961621

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

+/- 25.47 ACRES-TEMECULA VALLEY

47055 De Portola Rd., Hemet/Temecula , CA 92544



KW COMMERCIAL - KW SOCIAL
8250 White Oak Avenue,
Suite 102
Rancho Cucamonga, CA 91730

DAVID NEAULT, CCIM
Managing Director – Inland Empire Region
O: 909.945.0662
C: 909.957.4811
DNeault@KWCommercial.com
CA DRE #00961621

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

Key Facts

47055 De Portola Rd, Hemet, California, 92543 (Ring of 1 mile)
47055 De Portola Rd, Hemet, California, 92543

Rings: 1 mile radii

Prepared by David Neault, CCIM - 909-957-4811
Latitude: 33.64556
Longitude: -116.97644

KEY FACTS

70

Population

50.0

Median Age

3.0

Average Household Size

\$92,174

Median Household Income

BUSINESS



2

Total Businesses



15

Total Employees

INCOME



\$92,174

Median Household Income



\$45,952

Per Capita Income



\$460,529

Median Net Worth

EDUCATION

6%

No High School Diploma



33%

High School Graduate



25%

Some College



37%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

61%



Blue Collar

27%

Services

3%

5.7%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (17.4%)

The smallest group: <\$15,000 (0.0%)

Indicator	Value	Difference	
<\$15,000	0.0%	-9.6%	
\$15,000 - \$24,999	4.3%	-5.4%	
\$25,000 - \$34,999	4.3%	-5.0%	
\$35,000 - \$49,999	8.7%	-3.9%	
\$50,000 - \$74,999	17.4%	-0.1%	
\$75,000 - \$99,999	17.4%	+4.4%	
\$100,000 - \$149,999	17.4%	+2.1%	
\$150,000 - \$199,999	13.0%	+6.1%	
\$200,000+	13.0%	+7.0%	

Bars show deviation from
Riverside County

Key Facts

47055 De Portola Rd, Hemet, California, 92543 (Ring of 3 miles)
47055 De Portola Rd, Hemet, California, 92543

Rings: 3 mile radii

Prepared by David Neault, CCIM - 909-957-4811
Latitude: 33.64556
Longitude: -116.97644

KEY FACTS

1,449

Population

49.0

Median Age



2.8

Average Household Size

\$70,218

Median Household Income

BUSINESS



20

Total Businesses



107

Total Employees

INCOME



\$70,218

Median Household Income



\$33,850

Per Capita Income



\$245,924

Median Net Worth

EDUCATION

10%

No High School Diploma



31%

High School Graduate



31%

Some College



28%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

62%



Blue Collar

26%



Services

11%

14.9%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (18.8%)

The smallest group: <\$15,000 (7.0%)

Indicator	Value	Difference	
<\$15,000	7.0%	-2.6%	
\$15,000 - \$24,999	8.0%	-1.7%	
\$25,000 - \$34,999	7.6%	-1.7%	
\$35,000 - \$49,999	11.2%	-1.4%	
\$50,000 - \$74,999	18.8%	+1.3%	
\$75,000 - \$99,999	14.5%	+1.5%	
\$100,000 - \$149,999	15.1%	-0.2%	
\$150,000 - \$199,999	9.4%	+2.5%	
\$200,000+	8.4%	+2.4%	

Bars show deviation from
Riverside County

Key Facts

47055 De Portola Rd, Hemet, California, 92543 (Ring of 5 miles)
47055 De Portola Rd, Hemet, California, 92543

Rings: 5 mile radii

Prepared by David Neault, CCIM - 909-957-4811
Latitude: 33.64556
Longitude: -116.97644

KEY FACTS

4,798

Population

50.3

Median Age



2.8

Average Household Size

\$60,540

Median Household Income

BUSINESS



67

Total Businesses



609

Total Employees

INCOME



\$60,540

Median Household Income



\$32,366

Per Capita Income



\$216,811

Median Net Worth

EDUCATION

9%

No High School Diploma



28%

High School Graduate



35%

Some College



27%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

64%



Blue Collar

21%



Services

15%

11.7%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (17.4%)

The smallest group: \$200,000+ (7.9%)

Indicator	Value	Difference	
<\$15,000	8.7%	-0.9%	
\$15,000 - \$24,999	9.8%	+0.1%	
\$25,000 - \$34,999	9.9%	+0.6%	
\$35,000 - \$49,999	12.7%	+0.1%	
\$50,000 - \$74,999	17.4%	-0.1%	
\$75,000 - \$99,999	13.6%	+0.6%	
\$100,000 - \$149,999	11.8%	-3.5%	
\$150,000 - \$199,999	8.4%	+1.5%	
\$200,000+	7.9%	+1.9%	

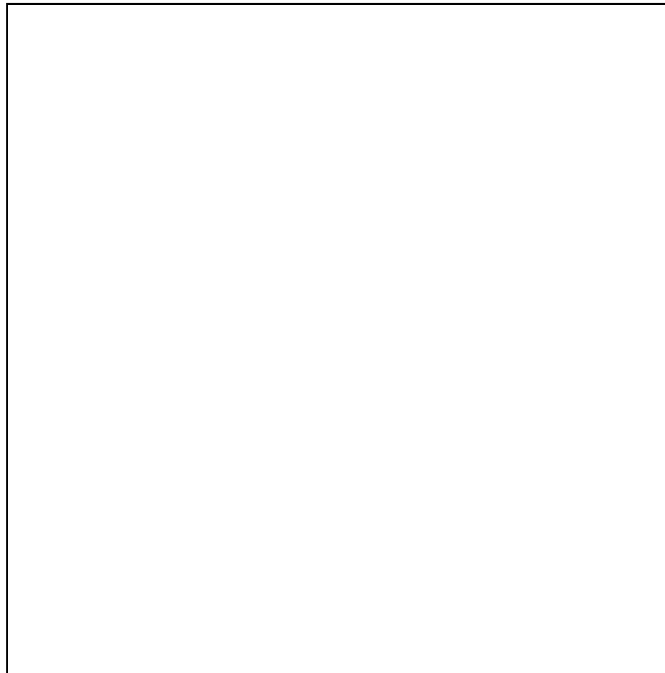
Bars show deviation from
Riverside County



Riverside County Parcel Report

APN(s) 470030064

MAPS/IMAGES



PARCEL

APN [470-030-064-6](#)

Previous APN 000-000-000

Owners Not Available Online

Address 470-030-064
47055 DE PORTOLA RD
HEMET CA 92543

Mailing Address 470-030-064
27985 WICKERD RD
MENIFEE CA 92584

Legal Description 470-030-064
Recorded Book/Page: [PM 17/62](#)
Subdivision Name: PM 5476
Lot/Parcel: 14
Block:
Tract Number: 0

Lot Size 470-030-064
Recorded lot size is 25.47 acres

Property Characteristics 470-030-064
Year Constructed: 0000
Number of Baths: 0
Number of Bedrooms: 0
Construction Type: SPECIAL CONSTRUCTION

Garage Type:
Property Area (sq ft): 0
Roof Type: UNKNOWN
Number of Stories:
Pool: NO
Central Cool: NO
Central Heat: NO

Supervisory District CHUCK WASHINGTON, DISTRICT 3

Township/Range T6SR1W SEC 15 SW

Elevation Range (ft.) 2196 - 2540

Thomas Bros. Maps Page: 870 GRID: J7
Page/Grid Page: 871 GRID: A7

Indian Tribal Land Not in a Tribal Land

City Boundary Not in a city

City Spheres of Influence Not in a city sphere

Annexation Date N/A

LAFCO Case N/A

Proposals N/A

[March Joint Powers Authority](#) Not in the jurisdiction of the March Joint Powers Authority

County Service Area

County Service Area	Not in a County Service Area				WRMSHCP Cell Number	4987
PLANNING more...						
Specific Plans	Not in a Specific Plan					
Land Use Designations	RM					
General Plan Policy Overlays	Not in a General Plan Policy Area					
Area Plan (RCIP)	San Jacinto Valley					
General Plan Policy Areas	Not in a General Plan Policy Area					
Zoning Classifications (ORD. 348)	Zoning: R-A-20	CZ Number: 1785				
Zoning Overlays	Not in a Zoning Overlay					
Historical Preservation Districts	Not in a Historical Preservation District					
Agricultural Preserve	Not in an Agricultural Preserve					
Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA					
Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBILITY ZONE					
Zoning Districts/Areas	HEMET-SAN JACINTO DIST					
Community Advisory Councils	Not in a Community Advisory Council					
Residential Permit Statistics	N/A					
	Expected Units:					
	BRS Permit Units	Final	Issued	Active		
	Current Permits:					
	Cumulative Total:					
	% of Expected:					
ENVIRONMENTAL more...						
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area	NOT IN THE COACHELLA VALLEY MSHCP FEE					
CVMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT					
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area	WESTERN RIVERSIDE COUNTY					
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	S'					
WRMSHCP Cell Number						
Vegetation (2005)	California Buckwheat - White Sage - (California Sagebrush) Mapping Unit California Buckwheat Alliance Chamise - Coastal Sage Scrub Disturbance Mapping Unit Chamise Pure Association Hairyleaf Ceanothus - Chamise Association					
FIRE						
Fire Hazard Classification (Ord. 787)	VERY HIGH					
Fire Responsibility Area	SRA					
DEVELOPMENT FEES						
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)	NOT IN THE COACHELLA VALLEY MSHCP FEE					
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	IN OR PARTIALLY WITHIN A TUMF FEE AREA.					
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	NOT IN THE EASTERN TUMF FEE AREA					
Road & Bridge Benefit District	NOT IN AN ROAD/BRIDGE BENEFIT DISTRICT					
DIF (Development Impact Fee Area Ord. 659)	SAN JACINTO VALLEY, AREA 10					
SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	Not in the SKR Fee Area					
Development Agreements	Agreement # Not in a Dev Agreement Amendment # Expiration Date Line					
TRANSPORTATION more...						
Circulation Element Ultimate Right-of-Way	IN OR PARTIALLY WITHIN A CIRCULATION					
Road Book Page	123A					
Transportation Agreements	Contract Number: Not in a Trans Agreement Approval Date: Comments:					
CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor					

Corridors

HYDROLOGY

Flood Plain Review	OUTSIDE FLOODPLAIN, REVIEW NOT
--------------------	--------------------------------

Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL
------------------------	--------------------------------

Watershed	SAN DIEGO
-----------	-----------

Water District	Not in a water district
----------------	-------------------------

GEOLOGIC

Fault Zone	NOT IN A FAULT ZONE
------------	---------------------

Faults	NOT IN A FAULT LINE
--------	---------------------

Liquefaction Potential	NOT IN A LIQUEFACTION AREA
------------------------	----------------------------

Subsidence	NOT IN A SUBSIDENCE AREA
------------	--------------------------

Paleontological Sensitivity	UNDETERMINED POTENTIAL (U): AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.
-----------------------------	---

MISCELLANEOUS

School Districts	HEMET UNIFIED
------------------	---------------

Communities	Sage
-------------	------

Lighting (Ord. 655)	Zone: B
-------------------------------------	---------

2010 Census Tract	432.39
-------------------	--------

Farmland	OTHER LANDS
----------	-------------

Special Notes	NO SPECIAL NOTES
---------------	------------------

Tax Rate Area & District Name	071152 - CO FREE LIBRARY 071152 - CO STRUCTURE FIRE PROTECTION 071152 - CO WASTE RESOURCE MGMT DIST 071152 - CSA 152 071152 - FLOOD CONTROL ADMIN 071152 - FLOOD CONTROL ZN 4 071152 - GENERAL 071152 - GENERAL PURPOSE 071152 - HEMET UNIFIED SCHOOL 071152 - MT SAN JACINTO JR COLLEGE 071152 - RIV CO REGIONAL PARK & OPEN SF 071152 - RIVERSIDE CO OFC OF EDUCATION 071152 - SAN JACINTO BASIN RESOURCE 071152 - SAN JACINTO VALLEY CEMETERY 071152 - VALLEY WIDE REC & PK
-------------------------------	--

PERMITS & CASES

Building Permits

Case	Case Description	Status
176345	HISTORICAL PERMIT	FINALED
281511	HISTORICAL PERMIT	FINALED
310873	HISTORICAL PERMIT	ISSUED
310972	HISTORICAL PERMIT	APPLIED

Environmental Health Permits

Case	Case Description	Status
N/A	N/A	N/A

Planning Permits

Case	Case Description	Status
N/A	N/A	N/A

Transportation Permits

Case	Case Description	Status
N/A	N/A	N/A

Code Cases

Case	Case Description	Status
N/A	N/A	N/A

*** DISCLAIMER ***

Maps, permit information and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ORDINANCE NO. 348.4840
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE VIb R-A ZONE (RESIDENTIAL AGRICULTURAL)

ARTICLE VIb R-A ZONE (RESIDENTIAL AGRICULTURAL)

The following regulations shall apply to all R-A Zones:

SECTION 6.50. USES PERMITTED.

A.

1. One-family dwellings.
2. Field crops, and vegetables 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. Repealed.

Added Effective:
02-12-1999 (Ord. 348.3857)

07-23-1999 (Ord. 348.3881)

4. Repealed.

Amended Effective:
(Ord. 348.3881)

5. Home occupations.
6. 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.
7. The noncommercial keeping of horses, cattle, sheep, and goats on lots or parcels over 20,000 square feet in area and 100 feet in width, provided they are kept, fed and maintained not less than 50 feet from any residence existing at the time such use is established. Two such animals may be kept on each 20,000 square feet up to one acre and two such animals for each additional acre.
8. Poultry, crowing fowl and rabbits for the use of the occupants of the premises only. All poultry, crowing fowl and rabbits 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 existing at the time such use is established.

Amended Effective:
9-15-00 (Ord. 348.3954)

9. Wholesale nurseries, greenhouses, orchard, aviaries, apiaries (subject to County Ordinance No. 551), the raising of field crops and tree crops, berry and bush crops, and vegetable, flower and herb gardening on a commercial scale; the drying,

ORDINANCE NO. 348.4840
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE VIb R-A ZONE (RESIDENTIAL AGRICULTURAL)

packing and processing of fruits (other than canning), nuts, vegetables and other horticultural products where such drying, packing or processing is primarily in conjunction with a farming operation and provided 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.

10. 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)

11. The raising or breeding of guinea pigs, parakeets, chinchillas, or other similar small fowl or animals (excluding crowing fowl), provided that all such uses are kept and maintained in an enclosed area, located not less than 20 feet from any property line and at least 50 feet from any residence existing at the time such use is established.

Amended Effective:
9-15-00 (Ord. 348.3954)

12. A temporary stand, not exceeding 200 square feet in area, used exclusively for the sale of products grown on the premises, and a sign, not to exceed six square feet, advertising the sale of said product. Off-street parking shall be as required in [Section 18.12.](#) of this ordinance, except that no paving shall be required.
13. Farms or establishments for the selective or experimental breeding and raising of cattle, sheep, goats, and other farm stock or animals subject to the permissible number, conditions, and provisions set forth in [Subsection A.7.](#) of this section.
14. One mobilehome, as a principal residence only, provided:
 - a. The minimum lot size shall be 2½ acres.
 - b. The mobilehome shall have a floor area of not less than 750 square feet.
 - c. The area between the ground level and the floor of the mobilehome shall be screened from view by an opaque skirt which shall be securely fastened to the mobilehome in a manner which insures that the skirting is rigid and not movable. The skirting shall be the same material and color as the siding on the mobilehome although other materials may be used if they are weather-resistant.
 - d. The location of the mobilehome, sanitary facilities and utilities shall conform with all of the requirements of the County Health Department, County Building and Safety Department and State law.

ORDINANCE NO. 348.4840
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE VIb R-A ZONE (RESIDENTIAL AGRICULTURAL)

15. The grazing of sheep where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days in any six-month period for each parcel.
16. Kennels and catteries are permitted provided they are approved pursuant to the provisions of [Section 18.45](#) of this ordinance.
17. An additional one family mobilehome, excluding the principal dwelling, shall be allowed for each ten acres being farmed. Said additional mobilehomes 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:
 - a. The mobilehome shall have a floor area of not less than 750 square feet.
 - b. The mobilehome is not rented or held out for lease.
 - c. The mobilehome is located not less than 50 feet from any property line.
 - d. The mobilehome is screened from view from the front property line by shrubs or trees and has a sprinkler system installed to insure the proper maintenance of plant materials.
 - e. The number of dwellings for employees shall not exceed two per established farming operation.
 - f. The arrangement of the mobilehomes, sanitary facilities and utilities conforms with all of the requirements of the County Health Department, County Building and Safety Department and State law.
18. 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 6.50.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,

ORDINANCE NO. 348.4840
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE VIb R-A ZONE (RESIDENTIAL AGRICULTURAL)

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)

- 19. 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.
- 20. 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:
09-15-00 (Ord. 348.3954)

02-24-04 (Ord. 348.4087)

- B. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of [Section 18.30](#) of this ordinance.
 - 1. 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.
 - 2. 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.
 - 3. Public parks and public playgrounds, golf courses with standard length fairways, and county clubs.
 - 4. Child Day Care Center.

Added Effective:
07-23-99 (Ord. 348.3881)
Amended Effective:

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 has been granted

ORDINANCE NO. 348.4840
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE VIb R-A ZONE (RESIDENTIAL AGRICULTURAL)

pursuant to [Section 18.28.](#) of this ordinance:

1. Mobilehome parks, developed pursuant to [Section 19.92.](#) of this ordinance.

Added: (Ord. 348.153)

- D. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of [Section 18.29.](#) of this ordinance:

1. Churches, temples and other places of religious worship.

Amended Effective:

09-10-99 (Ord. 348.3883) repealed

10-21-99 (Ord. 348.3888)

- E. Subject to the provisions of [Section 18.28.B.](#), the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers.

Amended Effective:

12-23-82 (Ord. 348.2140)

12-06-84 (Ord. 348.2414)

04-04-87 (Ord. 348.2669)

07-16-98 (Ord. 348.3828)

07-23-99 (Ord. 348.3881)

09-10-99 (Ord. 348.3883)

10-21-99 (Ord. 348.3888)

09-15-00 (Ord. 348.3954)

SECTION 6.51. BUILDING HEIGHT LIMIT.

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:

07-16-98 (Ord. 348.3828)

05-24-01 (Ord. 348.3990)

SECTION 6.52. REQUIRED LOT AREA AND DIMENSIONS.

Minimum lot size of 20,000 square feet, with minimum width of 100 feet and a minimum depth of 150 feet. No animals or fowl, other than domestic pets and poultry and rabbits, for the exclusive use of the occupant, shall be permitted on lots of less than 20,000 square feet.

Amended Effective:

07-16-98 (Ord. 348.3828)

SECTION 6.53. FRONT YARD REQUIRED.

The front yard shall not be less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

ORDINANCE NO. 348.4840
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE VIb R-A ZONE (RESIDENTIAL AGRICULTURAL)

Amended Effective:
07-16-98 (Ord. 348.3828)

SECTION 6.54. AUTOMOBILE STORAGE

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

Amended Effective:

01-15-64 (Ord. 348.251)
06-10-70 (Ord. 348.737)
07-22-70 (Ord. 348.753)
05-30-74 (Ord. 348.1327)
01-19-66 (Ord. 348.422)
12-12-74 (Ord. 348.1396)
11-29-79 (Ord. 348.1729) operative 1-1-80)

12-23-82 (Ord. 348.2140)
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
09-10-99 (Ord. 348.3883)
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)
05-24-01 (Ord. 348.3990)