

1 ORDINANCE NO. 348.4926

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348

4 RELATING TO ZONING

5
6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. Subsection A.1. of Section 18.12. of Ordinance No. 348 is amended to read
8 as follows:

9 “A.1. APPROVAL OF OFF-STREET PARKING PLAN. A plot plan, pursuant to the
10 provisions of Section 18.30 of this ordinance, shall be filed for approval of all off-street
11 parking facilities, except for one and two-family residences and additional residential
12 accommodations, unless the off-street parking facilities are approved as a part of a design
13 review, plot plan, conditional use permit or public use permit approval.”

14 Section 2. A new subsection F. is added to Section 18.12 of Ordinance No. 348 to read
15 as follows:

16 “F. ADDITIONAL RESIDENTIAL ACCOMMODATIONS. Additional requirements for
17 off-street parking associated with additional residential accommodations are provided in
18 Article XIXj of this ordinance.”

19 Section 3. The title of Section 18.18 of Ordinance No. 348 is amended to read as
20 follows:

21 “SECTION 18.18. DETACHED ACCESSORY BUILDINGS AND STRUCTURES.”

22 Section 4. Subsection A. of Section 18.18 of Ordinance No. 348 is amended to read as
23 follows:

24 A. INTENT. The Board of Supervisors has adopted the following provisions to
25 establish minimum development requirements for the erection of detached
26 accessory buildings and structures in the unincorporated areas of Riverside
27 County. These requirements are intended to provide for the appropriate
28 construction of detached accessory buildings and structures, enhance the

aesthetic appearance of the community, preserve property values and protect the public health, safety and welfare.”

Section 5. Subsection D. of Section 18.18 of Ordinance No. 348 is deleted in its entirety.

Section 6. Existing subsection E. of Ordinance No. 348 is relettered subsection D.

Section 7. Subsection F. of Section 18.18 of Ordinance No. 348 is deleted in its entirety.

Section 8. Subsection D. of Section 18.29a. of Ordinance No. 348 is deleted in its entirety.

Section 9. Subsections E., F., and G of Section 18.29a. of Ordinance No. 348 are relettered D., E., and F. respectively.

Section 10. Subsection D. of Section 18.53 of Ordinance No. 348 is amended to read as follows:

“D. EXCEPTIONS. Cottage food operations shall not be permitted in any Second Unit, Guest Quarter, accessory building, ADU or Junior ADU.”

Section 11. Subsection E. of Section 19.501 of Ordinance No. 348 is amended to read as follows:

“E. All Commercial Cannabis Activities within any dwelling unit, ADU , Junior ADU, Second Unit, Guest Quarter, MOG, Ranchet, or any other residential accessory structure permitted for residential occupancy is prohibited.”

Section 12. Article XIXj of Ordinance No. 348 is deleted in its entirety and replaced with the following:

“ARTICLE XIXj

ADDITIONAL RESIDENTIAL ACCOMMODATIONS

SECTION 19.800 PURPOSE AND INTENT.

This article establishes requirements and development standards for additional residential accommodations created to augment one-family dwellings or multiple family dwellings. These requirements and development standards are intended to facilitate the proper development of additional residential accommodations to increase supply and diversity of housing types within the unincorporated areas of Riverside County.

1 SECTION 19.801 APPLICABILITY

2 This article shall not apply to accessory dwelling units or junior accessory dwelling units
3 that meet the requirements set forth in Government Code section 65852.2(e)(1).
4 Applications for accessory dwelling units or junior accessory dwelling units meeting the
5 requirements of Government Code section 65852.2(e)(1) shall be approved ministerially,
6 pursuant to the process and requirements set forth in that section. Accessory dwelling units
7 or junior accessory dwelling units that do not meet the requirements set forth in Government
8 Code section 65852.2(e)(1) shall comply with this Article.

9 SECTION 19.802 DEFINITIONS AND CONSTRUCTION.

10 A. **Definitions.** For purposes of this Article, the following are considered additional
11 residential accommodations and defined as follows:

- 12 1. Accessory Dwelling Unit (ADU): A dwelling that includes exterior access
13 and provides complete independent living facilities, including a kitchen and
14 bathroom, which are allowed in addition to a primary dwelling on lots zoned
15 for one family dwellings or multiple family dwellings. An ADU may be an
16 efficiency unit, as defined in section 17958.1 of the Health and Safety Code.
- 17 2. Junior Accessory Dwelling Unit (Junior ADU): A dwelling within a one
18 family dwelling that includes exterior access and, at a minimum, a cooking
19 area with cooking appliances, food preparation counters, and storage
20 cabinets, all proportional to the size of the dwelling unit. A Junior ADU shall
21 either include a self-contained bathroom or share a bathroom with the
22 primary one family dwelling.
- 23 3. Second Unit: A one family dwelling that includes a kitchen and bathroom
24 that is allowed on lots zoned for one family dwellings and includes an existing
25 primary one family dwelling. A Second Unit is not an ADU as defined in this
26 Article.
- 27 4. Guest Quarter: A living area dependent on some or all of the primary one
28 family dwelling’s facilities. A Guest Quarter shall not have a kitchen, but

1 may include a bathroom. A Guest Quarter is not allowed on lots zoned for
2 multiple family dwellings.

3 5. Multiple Owner Group (MOG) Unit: Any type of state-licensed mobilehome
4 or manufactured home installed on or before May 14, 2013 on lots located
5 within the Eastern Coachella Valley, as further defined in this Article.

6 6. Ranchet Unit (Ranchet): Any type of state-licensed mobilehome or
7 manufactured home complying with Health and Safety Code section
8 18214(c), as may be amended, installed on lots larger than or equal to 2 gross
9 acres that includes at least one additional Ranchet, and is located within the
10 Eastern Coachella Valley, as further defined in this Article.

11 B. Construction. The construction of additional residential accommodations shall
12 comply with the following:

13 1. An attached additional residential accommodation involves the expansion of
14 an existing structure for the purposes of creating new habitable floor area.

15 2. A detached additional residential accommodation shall be on the same lot as
16 the primary dwelling but not attached to it or any other structure. Except for
17 Guest Quarters, a detached additional residential accommodation may be a
18 mobilehome or manufactured home.

19 3. An interior additional residential accommodation involves the conversion of
20 or inclusion within the footprint and floor area of an existing or proposed one
21 family dwelling or associated attached structure, such as a garage, storage
22 area, or similar structure. Limited expansion of an established footprint or
23 floor area is only allowed to provide necessary access to the additional
24 residential accommodation.

25 4. An ADU may be an attached, detached or interior additional residential
26 accommodation.

27 5. A Junior ADU shall be an interior additional residential accommodation
28 within a one family dwelling or associated attached structure, such as a

garage, storage area, or similar structure, but is not allowed within multiple family dwellings.

6. A Second Unit, Guest Quarter, MOG Unit or Ranchet shall be a detached additional residential accommodation.

SECTION 19.803 LOCATION AND ALLOWANCES.

A. **Location.** Additional residential accommodations are permitted by-right on lots zoned for one family dwellings or multiple family dwellings with the following exceptions:

1. Additional residential accommodations shall not be permitted on lots with a dwelling(s) that does not have all required building permits.
2. Additional residential accommodations shall not be permitted on lots that are constrained by water availability, water quality or sewage disposal or other public health and safety concerns. Prohibited areas shall include those areas where a development moratorium is imposed because of a moratorium for water or sewer, whether imposed by the County or another public agency with the authority to impose such a development moratorium.
3. MOG Units and Ranchets are only permitted within the Eastern Coachella Valley, as further defined in this Article.
4. MOG Units may be permitted on lots zoned for nonresidential uses if the lot and MOG Units meet the definition of MOG Unit as provided in this Article.

B. **Allowances.** The number of attached, detached or interior additional residential accommodations allowed on lots where there is an existing or proposed one family dwelling or an existing multiple family dwelling shall be in accordance with one of the following, but not a combination thereof:

1. One Family Dwelling.
 - a. One attached or interior additional residential accommodation shall be permitted per lot.

1 b. One detached additional residential accommodation shall be
2 permitted per lot.

3 2. Multiple Family Dwelling.

4 a. One interior ADU shall be permitted per lot or a quantity that is less
5 than or equal to twenty-five percent (25%) of the existing units within
6 the multiple family dwelling, whichever is greater.

7 b. Two detached ADU shall be permitted per lot.

8 3. Eastern Coachella Valley.

9 a. The first MOG Unit or Ranchet installed on a lot shall be designated
10 as the primary dwelling for the purposes of this Article.

11 b. A maximum of twelve detached MOG Units shall be permitted per
12 lot; or,

13 c. A maximum of four detached Ranchets shall be permitted per lot in
14 accordance with this Article. The maximum number of four detached
15 Ranchets per lot shall include any existing primary dwelling. In the
16 event an existing primary dwelling is converted to a Ranchet, all
17 additional residential accommodations on the lot shall be considered
18 Ranchets and shall comply with this Article.

19 SECTION 19.804 LAND USE PERMITS AND PROCESSING.

20 A. Land Use Permits. No discretionary land use permit such as, but not limited to, a
21 plot plan or conditional use permit is required for an additional residential
22 accommodation.

23 B. Site Design Plan. Applications for any additional residential accommodation shall
24 include a site design plan demonstrating compliance with the development standards
25 provided in this Article.

26 C. Processing. Applications for any additional residential accommodation shall be
27 processed in accordance with this ordinance, Ordinance No. 671 and Ordinance No.
28 457, as applicable. Applications for an ADU or Junior ADU shall be acted upon

1 within sixty (60) days of the application being submitted to the County. Acting on
2 an application may include approving or denying an application, providing
3 corrections resulting from plan check, or issuing, withdrawing, cancelling or
4 abandoning an application; or any other similar action. The County may delay acting
5 on an application for an ADU or Junior ADU until after acting on an application for
6 a new primary dwelling on the same lot.

7 D. Residential Use. Additional residential accommodations shall be deemed an
8 accessory residential use.

9 SECTION 19.805 APPROVAL REQUIREMENTS.

10 A. An application for an additional residential accommodation shall be accepted and
11 approved if it complies with all of the following:

- 12 1. The requirements and development standards set forth in this Article.
- 13 2. All applicable laws and regulations related to health and safety including, but
14 not limited to, Fire and Building Code regulations.
- 15 3. All required approvals are obtained prior to submittal from the Riverside
16 County Department of Environmental Health, Fire Department, and the
17 Riverside County Airport Land Use Commission.
- 18 4. Written confirmation has been provided from the Department of
19 Environmental Health for the use of an existing or new septic system for any
20 additional residential accommodation.
- 21 5. If applicable, a percolation test is completed and certified within the last five
22 years or recertified within the last ten years, by the Riverside County
23 Department of Environmental Health.
- 24 6. All required approvals are obtained from the applicable water and sewer
25 purveyor(s).
- 26 7. If applicable because of geographic location and constraints, all required
27 approvals from the Fire Department, Riverside County Flood Control and
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1 Water Conservation District, Coachella Valley Water District or the
2 Environmental Programs Division of the Planning Department.

- 3 B. For the purposes of fire or life protection, a Junior ADU shall not be considered a
4 separate or new dwelling unit.
- 5 C. No final inspections shall be performed or certificate of occupancy shall be issued,
6 for an additional residential accommodation prior to the final inspection for the new
7 one family dwelling located on the same lot.
- 8 D. Additional residential accommodations shall not be subject to Section 18.10 and
9 Section 18.11 of this ordinance related to location and size of dwellings.

10 SECTION 19.806 FEES AND UTILITY CONNECTIONS.

- 11 A. Impact and connection fees shall be calculated in accordance with applicable State
12 and local laws and regulations including, but not limited to, Government Code
13 sections 65852.2 and 65852.22, and Riverside County Ordinance No 659.
- 14 B. An attached/interior ADU or Junior ADU shall not be required to install a new or
15 separate utility connection directly between the unit and the utility, but may be
16 required if the unit was created or constructed concurrently with a new one family
17 dwelling, as determined through the permitting processed. Guest Quarters shall not
18 be permitted to install a new or separate utility connection directly between the unit
19 and the utility.
- 20 C. All other additional residential accommodations, including any detached ADU,
21 Second Unit, MOG Unit or Ranchet, may be required to provide a new or separate
22 utility connection directly between the unit and the utility.

23 SECTION 19.807 DEVELOPMENT STANDARDS.

- 24 A. Lot Size. Additional residential accommodations may be located on any lot in
25 accordance with the following:
- 26 1. Lots zoned for One Family Dwellings. Detached Second Units or Guest
27 Quarters shall be located on lots greater than 7,200 square feet in area.

1 not include an uninhabitable garage or any accessory building or structure. The floor
2 area for additional residential accommodations shall comply with the following:

3 1. Attached ADU, Interior ADU.

4 a. One Family Dwelling: the maximum floor area shall not exceed fifty
5 percent (50%) of the primary dwelling's floor area. If 50% of the
6 primary dwelling's floor area is less than 800 square feet then the
7 maximum floor area shall be 800 square feet. In no event shall the
8 maximum floor area exceed 1,000 square feet.

9 b. Multiple Family Dwelling: the maximum floor area shall not exceed
10 1,000 square feet.

11 c. Except to create exterior access to the Interior ADU, no expansion of
12 the primary dwelling shall be allowed for creation of the Interior
13 ADU. The maximum expansion for egress or ingress shall be less
14 than or equal to 150 square feet.

15 2. Detached ADU. The maximum floor area shall not exceed 1,000 square feet.

16 3. Junior ADU.

17 a. The maximum floor area shall not exceed fifty percent (50%) of the
18 primary dwelling's floor area. In no event shall the maximum floor
19 area exceed 500 square feet.

20 b. Except to create exterior access to the Junior ADU, no expansion of
21 the primary dwelling shall be allowed for creation of the Junior ADU.
22 The maximum expansion for egress or ingress shall be less than or
23 equal to 150 square feet.

24 4. Second Unit. The maximum floor area shall be in accordance with the
25 following:

26 a. 7,201 - 20,000 square-foot lots. The maximum floor area shall not
27 exceed 1,200 square feet.

- b. 20,001 square-foot – 2 acres lots. The maximum floor area shall not exceed 1,500 square feet.
 - c. 2.01 acres – 4 acre lots. The maximum floor area shall not exceed 2,500 square feet.
 - d. Lots greater than 4 acres. The maximum floor area shall not exceed 200 percent (200%) of the primary one family dwelling’s floor area.
5. Guest Quarter. The maximum floor area shall not exceed two percent (2%) of the gross lot size or 600 square feet, whichever is less.
 6. MOG Units. Floor area shall comply with Title 25 of the California Code of Regulations, as may be amended.
 7. Ranchets. No maximum floor area. The minimum floor area shall be 450 square feet, excluding patios, porches, garages, and similar structures.
- E. Height. Additional residential accommodations shall comply with the following:
1. Interior ADU and Junior ADU. An interior ADU and Junior ADU shall be created within one story or floor of the building.
 2. Attached ADU and Detached ADU. The maximum height shall be no greater than sixteen (16) feet.
 3. Guest Quarters. The maximum height shall be pursuant to the applicable zoning classification for the lot.
 4. Second Units. The maximum height shall be no greater than the height of the primary one family dwelling.
- F. Parking. Off-street parking shall comply with section 18.12 of this ordinance and the following:
1. Interior ADU within an existing structure, Junior ADU, or Guest Quarter.
 - a. No parking space(s) shall be required.
 - b. No replacement parking spaces shall be required for conversion of any existing parking spaces, including garages, carports or marked spaces into an interior ADU or a Junior ADU. Any conversion of

1 existing parking space(s) into a Guest Quarter shall be replaced at a
2 1:1 ratio.

3 2. Interior ADU within a new structure, Attached ADU, or Detached ADU.

4 a. One (1) regular or tandem parking space per unit shall be required;
5 or,

6 b. Parking may be waived, if any of the following apply to the lot or
7 unit:

8 i. Within a half mile (½ mile) walking distance from transit,
9 including bus stop or train station locations where the public
10 may access buses, trains or any other forms of transportation
11 that charge set fares, run on fix routes and are available to the
12 public; or,

13 ii. Within an architecturally or a historically significant district;
14 or,

15 iii. Within an area that requires on-street parking permits but are
16 not offered to the new unit; or,

17 iv. Within one (1) mile from a car share area.

18 c. Parking may be located within required setbacks established by this
19 ordinance.

20 d. No replacement parking spaces shall be required for conversion of
21 any existing parking spaces, including garages, carports or marked
22 spaces into an ADU.

23 3. Second Unit.

24 a. One (1) parking space per one-(1) bedroom unit shall be required; or,

25 b. Two (2) parking space for units with two (2) or more bedrooms shall
26 be required.

27 c. Any conversion of existing parking space(s) into a Second Unit shall
28 be replaced at a 1:1 ratio.

1 4. MOG Units. Parking spaces shall be provided pursuant to Section 18.12 of
2 this ordinance, with the exception of the following criteria:

3 a. Parking spaces shall be located immediately adjacent to each MOG
4 Unit; and,

5 b. Parking spaces shall be developed using impervious surfaces.

6 5. Ranchets. Parking spaces shall be provided pursuant to Section 18.12 of this
7 ordinance.

8 G. Design.

9 1. Additional residential accommodations shall be compatible with the
10 architecture of the primary one family dwelling or multiple family dwelling
11 on the same lot and consistent with the surrounding neighborhood.

12 2. Attached and Interior additional residential accommodations shall have
13 exterior access to the unit.

14 3. In accordance with Title 25 of the California Code of Regulations, as may be
15 amended, MOG Units and Ranchets shall include any required opaque skirt
16 entirely around the unit in order to screen the area between the ground level
17 and the floor of the unit.

18 H. Access.

19 1. All weather access for emergency vehicles shall be provided for any
20 additional residential accommodation that is located more than one-hundred
21 and fifty feet (150 ft.) from a public right-of-way.

22 2. All access roads for emergency vehicle or driveways that service an
23 additional residential accommodation shall be at least twenty (20) feet in
24 width and shall have a clear and unobstructed access to the public road.

25 I. MOG Unit Specific Development Standards.

26 1. MOG Units shall be located within individual and separate spaces, which
27 may also include accessory structures or appurtenances attached thereto or
28 used in conjunction therewith. Spaces shall only include one MOG Unit.

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- a. The minimum size of each space within the lot shall be 2,500 square feet.
 - b. The minimum dimension of the space shall be thirty (30) feet in width and eighty (80) feet in depth.
 - c. The minimum coverage of each space shall not exceed seventy-five percent (75%) of the space area with structures, including the manufactured home unit, any attached or detached accessory structures, such as awnings, stairways, and ramps.
2. Separation of buildings or structures shall comply with Title 25 of the California Code of Regulations, as may be amended.
3. Walls and Fences and Landscaping.
- a. A chain link fence, or other similar material, shall be erected along the perimeter of the lot, except when prohibited in flood areas or similar situations.
 - i. The fence shall be at least six (6) feet in height.
 - ii. The fence shall be screen by landscaping or other material.
 - b. A chain link fence, or other similar fencing, at least three (3) feet in height shall be erected between spaces on the lot. Landscaping may be used in lieu of required fencing between spaces on the lot.
4. Additional Access Requirements.
- a. MOG Units shall be located no further than 450 feet from a public dedicated and maintained road.
 - b. MOG Units shall be served by an all-weather access road or driveway, such as a Class 2 base or a material capable of supporting emergency vehicles as approved by the Fire Department.
 - c. No additional curb cuts, rear access or any other types of access for the lot shall be allowed, except where authorized by the Riverside

1 County Transportation Department through the issuance of an
2 encroachment permit connecting with a public right-of-way.

3 SECTION 19.808 OCCUPANCY AND FIRE PROTECTION.

4 A. **Occupancy.**

- 5 1. Accessory Dwelling Unit. Property owners shall not be required to occupy,
6 or live within, the primary dwelling or ADU located on the same lot, if the
7 ADU is permitted between January 1, 2020 and June 1, 2025. If an ADU is
8 permitted after June 1, 2025, property owners must occupy, or live within,
9 the primary dwelling or ADU located on the same lot. Appropriate
10 verification to show occupancy, as determined by the County, may include,
11 but not limited to, utility bills or official mail with the property owners name,
12 government issued identification or license with primary address and
13 property owner's name, or documents showing official registration primary
14 address as residence for the property owner.
- 15 2. Second Unit or Guest Quarter. Property owners must occupy, or live within,
16 the primary dwelling existing on the same lot as the Second Unit or Guest
17 Quarter. Appropriate verification to show occupancy, as determined by the
18 County, may include, but not limited to, utility bills or official mail with the
19 property owner's name, government issued identification or license with
20 primary address and property owner's name, or documents showing official
21 registration primary address as residence for property owner.
- 22 3. Junior Accessory Dwelling Unit. Property owners must occupy, or live
23 within, either the primary dwelling or Junior ADU located on the same lot.
24 Appropriate verification showing occupancy, as determined by the County,
25 may include, but not limited to, utility bills or official mail with the property
26 owner's name, government issued identification or license with primary
27 address and property owner's name, or documents showing official
28 registration primary address as residence for property owner.

- 1 4. Owner-occupancy requirements shall not apply if the property owner is
2 another governmental agency, land trust, housing organization or other
3 similar agency or organization.
- 4 5. Except for Guest Quarters and MOG Units, additional residential
5 accommodations may be rented to and occupied by any person(s) in
6 accordance with occupancy requirements provided in this Article. The
7 renting of a Ranchet is for the mobilehome or manufactured home only and
8 shall not create a real property interest in the lot the Ranchet is located on.
- 9 6. Additional residential accommodations shall not be rented for a period less
10 than or equal to 30 days.
- 11 7. Guest Quarters shall be used exclusively by the occupants of the one family
12 dwelling on the same lot or their non-paying guests.
- 13 8. MOG Units shall be occupied by at least two (2) separate legal owners,
14 verified with the latest deed, which shall live in separate MOG Units. MOG
15 Units shall not be rented or leased, or held out for rent or lease.
- 16 9. Additional residential accommodations shall be used for residential purposes
17 and may include home businesses or occupations as allowed by local or state
18 laws.
- 19 10. Additional residential accommodations shall not be sold as a separate unit,
20 except as provided by local or state law and, if required, the lot is subdivided
21 pursuant to local and state subdivision laws.
- 22 11. For lots with a proposed Junior ADU, a deed restriction in accordance with
23 Government Code section 65852.22(a)(3), as may be amended, shall be
24 recorded on the property and included in the application for the Junior ADU.

25 B. Fire Protection.

- 26 1. Water supply to the lot shall be capable of providing the required fire flow
27 for fire protection, pursuant to the California Fire Code.
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- 1 2. ADUs or Junior ADUs shall provide fire sprinklers only if the primary
2 dwelling is required to provide fire sprinklers.

3 SECTION 19.809 ADDITIONAL MOG UNIT REQUIREMENTS.

4 A. Ownership.

- 5 1. Lots with MOG Units must be jointly owned by multiple owners, and all
6 owners must be listed on the deed.
- 7 2. Property owners shall notify the Planning Director, or designee, of any
8 change in ownership within thirty (30) days of the change. Ownership and
9 occupancy shall meet the requirements of this article for the life of the MOG
10 Unit.

11 B. Subdivision and Installation.

- 12 1. The allowance of multiple MOG Units on one lot does not constitute a
13 subdivision of that lot under the Subdivision Map Act or Riverside County
14 Ordinance No. 460.
- 15 2. MOG Units shall not be sold separately, unless the underlying lot is
16 subdivided pursuant to all applicable local and state subdivision and land use
17 laws.
- 18 3. MOG Units shall be pre-existing and installed prior to May 14, 2013.
- 19 4. MOG Units shall be located on a lot with at least one other MOG Unit.
- 20 5. MOG Units shall be part of an existing grouping of manufactured homes on
21 one (1) lot, referred to as an existing “MOG manufactured home park.” No
22 expansion of the existing MOG manufactured home park shall be permitted.
- 23 6. MOG Units shall be installed per manufacturer’s specifications on approved
24 piers. No permanent foundation shall be allowed for a MOG Unit, except
25 where required by the applicable flood control district.
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1 7. MOG Units on approved piers shall be screened by an opaque skirt to
2 completely cover the area between the floor and the ground and completely
3 cover the approved piers.

4 8. No outside storage shall be allowed on lots with MOG Units.

5 C. Utilities.

6 1. MOG Units shall have separate utility services and connections, except for
7 MOG Units connected to sub-surface sewage disposal systems.

8 2. Propane tanks shall include appropriate setbacks, pursuant to the California
9 Fire Code.

10 3. The maximum size of a propane tank shall be 250 gallons.

11 4. Electrical meter banks may be permitted, subject to written approval by the
12 local electric provider.

13 5. MOG Units shall have running water.

14 6. MOG Units served by a water well shall meet minimum production
15 requirements set forth in Riverside County Ordinance No. 682.

16 7. MOG Units connected to a septic system or well shall obtain all necessary
17 approvals from the appropriate departments.

18 8. MOG Units utilizing any proposed State Small Water System shall obtain
19 approval from the Riverside County Department of Environmental Health.

20 SECTION 19.810 EASTERN COCHELLA VALLEY BOUNDARY.

21 For the purposes of this article, the Eastern Coachella Valley boundary shall include all that
22 area identified as the “Area Plan Boundary” in Figure 3, or the Land Use Plan, of the Eastern
23 Coachella Valley Area Plan, which is part of the Riverside County General Plan, as
24 amended.

25 SECTION 19.811 DENSITY.

26 A. An additional residential accommodation that conforms to this Article shall
27 not be considered to exceed the allowable density established by the General
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1 Plan for the lot upon which the additional residential accommodation is
2 located.

- 3 B. An additional residential accommodation that conforms to this Article shall
4 be considered consistent with the Riverside County General Plan, including
5 the Land Use Element, and the residential uses of the applicable zoning
6 classification for the lot upon which the additional residential
7 accommodation is located.

8 SECTION 19.812 CONFLICTING STANDARDS AND REQUIREMENTS.

- 9 A. In the event there is a conflict between the requirements and development
10 standards set forth in this Article and a lot's applicable zoning classification
11 or other provision in this ordinance, the provisions of this Article shall
12 prevail.
- 13 B. If any provision of this Article conflicts with California Government Code
14 Section 65852.2 or 65852.22, the provisions of the Government Code
15 sections shall prevail.”

16
17 Section 13. Section 21.35a. of Ordinance No. 348 is amended to read as follows:

18 “SECTION 21.35a. GUEST QUARTER.

19 Guest quarter is defined in Article XIXj of this ordinance.”

20 Section 14. Section 21.51a. of Ordinance No. 348 is amended to read as follows:

21 “SECTION 21.51a. MOBILEHOME PARK.

22 Mobilehome park is any area of tract of land where one or more mobilehome lots are
23 rented or leased or held out for rent or lease to accommodate mobilehome used for
24 human habitation. The rental paid for any such mobilehome shall be deemed to
25 include rental for the lot it occupies. Mobilehome park does not include lots
26 containing Ranchets pursuant to Article XIXj of this ordinance.

27 Notwithstanding the foregoing definition, any person, not including a mobilehome
28 park operator, who owns a mobilehome and owns, rents or leases the land upon

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which the mobilehome is located, is permitted to rent, lease, sublease, let our, or hire out for occupancy the mobilehome and the land upon which the mobilehome is located, without obtaining a permit to construct or operate a mobilehome park.”

Section 15. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman

ATTEST:
CLERK OF THE BOARD
Kecia Harper

By: _____
Deputy

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(SEAL)

APPROVED AS TO FORM
June ____, 2020

By: _____
AARON C. GETTIS
Supervising Deputy County Counsel

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