

Section 3.2 Residential and Agricultural Permitted Uses and Development Standards

A. Purpose

The purpose of this section is to establish agricultural and residential zones in the city, along with allowed uses and development standards applicable to those zones.

B. Permitted Uses

The permitting requirements identified in **Table 3.2-1** are:

Permitted (P). A land use shown with a “P” indicates that the land use is permitted by right in the designated Zoning District, subject to compliance with all applicable provisions of this Zoning Code (e.g., development standards, Development Review). Uses or activities that are incidental to a permitted use are permitted along with a primary use (e.g., a pole barn that stores tractors within an agricultural zone). Accessory uses that are included as part of or adjacent to a primary use, but not traditionally related to that use (e.g., retail store as part of a farming operation), are only permitted or conditionally permitted if so listed on the use matrix.

Conditional (C). A land use shown with a “C” indicates that the land use is permitted in the designated zones upon issuance of a conditional use permit from the designated approving authority, subject to compliance with all applicable provisions of this Zoning Code (e.g., development standards, Development Review).

Not Permitted (“blank”). A land use shown with a “blank” in the table is not allowed in the applicable zones. Uses not shown in the table are not permitted. Please refer to Section 1.5.a Official Zoning Interpretation, when a specific use is not listed.

Included in **Table 3.2-1** are the following categories:

Agricultural Uses	page 3-4
Residential Uses	page 3-5
Recreation, Education, and Public Assembly Uses	page 3-6
Retail and Consumer Service Uses	page 3-6
Business Operations and Services Uses	page 3-7
Industrial, Manufacturing, and Processing Uses	page 3-7

Note to the reader: If a site is located within an Airport Influence Area, as generally shown on the zoning map, the applicable Airport Land Use Compatibility Plan must be consulted for any additional restrictions.

TABLE 3.2-1 USE MATRIX FOR RESIDENTIAL AND AGRICULTURAL ZONES

Land Use	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-6	R-T	Special Provisions
Agricultural Uses												
Animal Keeping, Noncommercial	P	P	P	P								Section 4.8
Animal Keeping, Poultry	P	P	P	P		P	P					
Animal Keeping, Small	P	P	P	P								
Commercial Breeding	C			C								
Commercial Fertilizer Operation	P	P										Section 4.6
Commercial Poultry Operation	C	C										
Crop Production ^G	P	P	P	P								
Dairy Farm	C	P		C								
Farm Stand, Temporary	P	P	P	P								
Stand, Permanent	P	P										
Grazing ^G	P	P		P								
Grazing, Temporary			P									
Kennel, Class I ^G	P	P	P	P								Section 4.7
Kennel and Cattery, Class II ^G	P	P	P	P								
Kennel and Cattery, Class III ^G	P	P		P								
Kennel and Cattery, Class IV ^G	C	C		C								
Livestock Sales Yard		C										
Packaged Dry Fertilizer Storage, not including Processing	C			C								Section 4.6
Pen-Fed Beef Cattle Operation		C										

Land Use	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-6	R-T	Special Provisions
Residential Uses												
Agricultural Workers Housing ^G	P	P	P	C								
Bungalow Courts						P	P					
Congregate Care Facilities (7 or more persons)						C	C					Section 4.3
Dwelling, Multiple Family						P	P	P		P		
Dwelling, Second Unit	P	P	P	P	P	P	P	P			P	Section 4.1
Dwelling, Single Family	P	P	P	P	P	P	P	P			P	
Dwelling, Two Family						P	P			P		
Family Day Care, Large			P	P	P	P	P	P	P	P	P	Section 1.5
Family Day Care, Small			P	P	P	P	P	P	P	P	P	
Group Homes (6 or fewer persons)			P	P	P	P	P	P	P	P	P	
Home Occupations	P	P	P	P	P	P	P	P	P		P	Section 4.4
Mobile Home Parks	C		C	C	C	C	C	C		C	C	Section 4.2
Mobile Home	P	P	P	P	P	P	P	P			P	Section 4.2
Planned Residential Developments			P			P	P			P		Section 4.5
Restricted Single-Family Residential Subdivisions						P	P					
Senior Housing							P			P		
Supportive and Transitional Housing			P	P	P	P	P	P	P	P	P	

Land Use	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-6	R-T	Special Provisions
Recreation, Education, and Public Assembly Uses												
Community Auction and Sales Yards	C	C		C								
Fraternal Lodges, including Grange Halls	P	P		P								
Fraternity and Sorority Houses							P					
Hunting Clubs		C		C								
Libraries	P	P		P		P	P					
Museum and Art Galleries				P		P	P					
Nursery Schools for Preschool Day Care and Child Care							P					
Private Recreation or Event Facilities			C							P	P	
Public Recreation, Nonprofit Community Centers, Social Halls, Parks, Community Recreation Facilities	P	P	P	P		P	P	P	P			
Religious Institutions	P	P	C		C	P	P	P	P	P		
Schools, Private ¹	P	P		P		P	P					
Retail and Consumer Service Uses												
Beauty Shops ⁶	P	P	P	P		P	P					
Feed and Grain Sales	P	P		P								
Nurseries	P	P	P	P								

¹ Public schools are not regulated by this code.

Land Use	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-6	R-T	Special Provisions
Business Operations and Services Uses												
Agricultural Equipment Sales and Repair		P										
Animal Hospitals, Large and Small		P		C								
Automobile Storage Space												
Commercial Stables and Riding Academies	C	P		C								
Hotels and Motels				C								
Landing Strip or Heliport		C										
Professional Offices ⁶				C			P					
Real Estate Offices	P	P		P								
Real Estate Offices, Temporary			P	P			P	P		P	P	
Riding Academies and Stables									C			
Truck Transfer Stations		P										
Winery, not associated with Vineyard ⁶		C										
Winery, with Onsite Vineyard ⁶	P			P								
Industrial, Manufacturing, and Processing Uses												
Abattoirs		C										
Canning, Freezing, and Packing Plants		P										
Meat Cutting and Packaging Plants		P										

⁶ Denotes a specific definition. Please see Section 6 Glossary of this code.

C. Development Standards

The following development standards are applicable to the agricultural and residential zones. These standards, along with other development standards (e.g., landscaping requirements, signs, and parking standards) are intended to assist property owners and project designers in understanding the City’s minimum requirements and expectations for high-quality development.

TABLE 3.2-2 DEVELOPMENT STANDARDS FOR RESIDENTIAL AND AGRICULTURAL ZONES

Development Standards	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-T
<u>Lot Dimensions</u>										
Lot Size per Dwelling	--	--	--	--	--	--	--	--	--	⁸
Minimum Lot Size	20,000sf	20,000sf	20,000sf	21,780sf ²	7200sf ²	7200sf ²	7200sf ²	--	--	5,000sf ²
Minimum Lot Width	100ft	100ft	100ft	80ft	60ft ³	65ft ³	60ft ³	--	--	⁹
Minimum Lot Depth	150ft	150ft	150ft	150ft	100ft	100ft	100ft	--	--	⁹
<u>Setbacks</u>										
Front	20ft	20ft	20ft	20ft	20ft ⁴	20ft ^{4,10}	10ft ^{4,10}	--	50ft ⁴	⁹
Side – Interior	5ft	10ft	10ft	10ft	5ft ⁴	5ft ^{4,7}	5ft ^{4,7}	--	50ft ⁴	⁹
Side – Street	5ft	10ft	10ft	10ft	10ft ⁴	10ft ^{4,5}	5ft ^{4,5}	--	50ft ⁴	⁹
Rear	10ft	10ft	10ft	10ft	10ft ⁴	10ft ^{4,10}	⁵	--	50ft ⁴	⁹
Separation	--	--	--	--	--	10/15/20ft ⁶	--	--	20ft	⁹
<u>Height</u>										
Primary Building	40ft	40ft	40ft	40ft	40ft	40ft	50ft	--	50ft	35ft
Primary Building (per Section 5.1)	75ft	75ft	75ft	75ft	75ft	75ft	75ft	--	75ft	75ft
Maximum Lot Coverage	--	--	--	--	--	--	--	--	--	--
Density	Established by the Eastvale General Plan, Land Use Map									

Note to the reader: prior to adoption of this Code, the PRD zone was referred to as the R-4 zone.

In addition to these development standards, the standards of the Countywide Design Guidelines adopted by the City shall also apply. In the event of a conflict between this Zoning Code and the Countywide Design Guidelines, the more stringent standard shall apply.

Footnotes

- ^{1.} *Development standards will be established as set forth in the Planned Residential Development. Density is established by the Eastvale General Plan.*
- ^{2.} *Minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site (e.g. flag lot).*
- ^{3.} *The portion of a lot used for access on flag lots shall have a minimum width of 20 feet*
- ^{4.} *No structural encroachments shall be permitted in the front, side, or rear except as provided for in Section 5.2 of this code.*
- ^{5.} *Street side yards shall be measured from the existing right-of-way or from any future right-of-way on any public or private street.*
- ^{6.} *No one-story building shall be closer than 10 feet to any other one-story main building on the same lot, no two-story main building shall be closer than 15 feet to any other two-story main building on the same lot and no three-story main building shall be closer than 20 feet to any other main building on the same lot.*
- ^{7.} *The minimum side yard shall be 5 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 5 feet plus 2 feet for each (1) 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 Chapter 5 of this Code.*
- ^{8.} *The allowable density of a project will be determined by the physical and service constraints of the property and the area in which the property is located; however, the density of each approved development must exceed 4 units per gross acre.*
- ^{9.} *Setbacks, building separations, lot size and lot coverage shall be approved as part of the design of the project and as provided in Section 4.2 of this Code.*
- ^{10.} *The minimum front and rear yards shall be 10 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 10 feet plus 2 feet for each (1) 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 city. The rear setback shall be 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.*