



# Zoning Ordinance Workshop – Zoning Interpretations

Riverside County Planning Commission



# What is Zoning?

- 1) How land can be used
- 2) Where different land uses are allowed
- 3) How land uses can be developed
- 4) Who approves different land uses



# Organization of the New Zoning Ordinance

## APPENDICIES

I Administrative Section

II Zone Categories

- A) Residential
- B) Commercial
- C) Industrial
- D) Agricultural
- E) Open Space
- F) Resources

III Special Provisions

IV Glossary / Definitions

A

Allowable Uses Table

- A) Residential
- B) Commercial
- C) Industrial
- D) Agricultural
- E) Open Space
- F) Resources

B

Development Standards Table

- A) Residential
- B) Commercial
- C) Industrial
- D) Agricultural
- E) Open Space
- F) Resources

**C**

**Zoning Interpretations**



# PUBLIC HEARING FLOW CHART

|  | Zoning Administrator | Director's Hearing | Planning Commission                                   | Board of Supervisors                   |
|--|----------------------|--------------------|---|--|
| By Right (P)   |                      |                    |   |  |
| Minor Use Permit, with or without Optional Public Notice (M) | X                    |                    |   |  |
| Use Permit with Optional Public Hearing (U*)                 |                      | If requested       | Appeal, if a hearing held at Director's Hearing first | Appeal decision of Planning Commission |
| Use Permit (U)   |                      | X                  | Appeal decision of Planning Director                  | Appeal decision of Planning Commission |
| Conditional Use Permit (C)                                   |                      |                    | X   | Appeal decision of Planning Commission |
| Legislative Actions  |                      |                    | X   | X                                      |



# Zoning Interpretations

- Intended as a way to clarify or be more specific on regulations.
- All Zoning Interpretations will be written down and maintained by the Zoning Administrator, will be available to the public.
- Zoning Interpretations will not be an official part of the Development Code, but could be used as a “cheat sheet”



# Process

- Two main scenarios:
  - A) A decision made at the front counter to determine whether or not a proposed land use fits within a generalized land use category.
  - B) A finding that is made during the process of a public hearing.

*No formal application for a zoning interpretation is anticipated.*



# TEXT EXAMPLE

**RECREATION, COMMERCIAL INDOOR** contains the following activities: bowling alleys, arcades, roller rinks, billiard halls, gymnasiums.

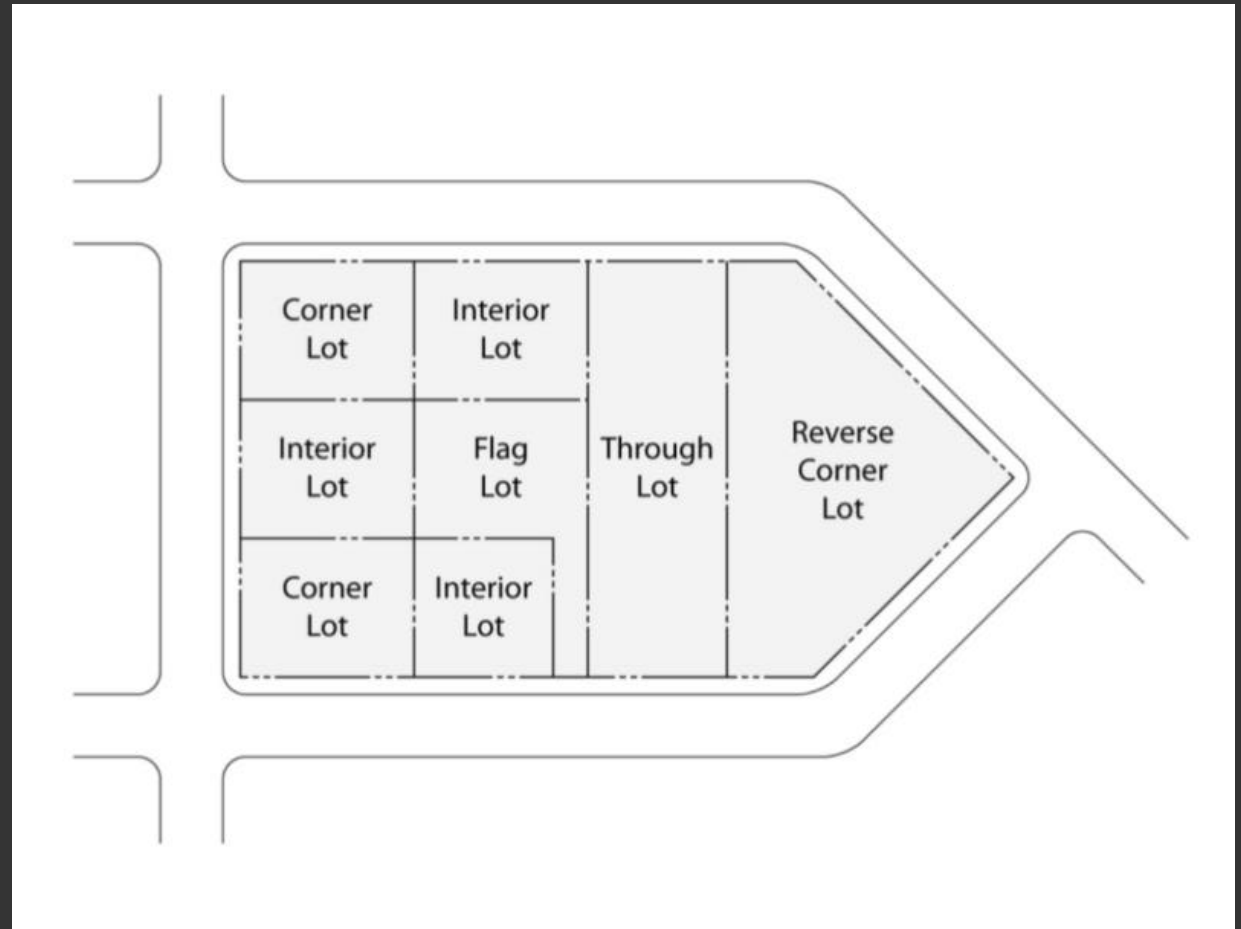
*It MAY include Indoor Skydiving, indoor rock climbing, indoor trampoline parks.*

*It does NOT include the following activities, which are regulated separately: Theaters, toy/game stores where games may be played, or bars/cocktail lounges*



# GRAPHIC EXAMPLE

Lot Type Diagram







# END OF PRESENTATION



# BACKUP SLIDES



# GOALS

## Zoning Provisions

- 1) Locating all of the related zones in one Sub Chapter
- 1) Create a standard list of allowable uses
- 2) Create a standard list of development standards
- 3) Provide a definition of each zone
- 4) List all of the allowable uses in the Zone
- 5) Remove list of allowable zones from the Special Provisions



# Chapters for Zoning Categories

## Residential

|     |       |     |     |      |
|-----|-------|-----|-----|------|
| RR  | RA    | R1  | R1A | R2   |
| R2A | R3    | R3A | R4  | RT   |
| RTR | R6    | R7  | MU  | WC-R |
| W-2 | W-2-M | RD  |     |      |

## Commercial

|       |    |     |    |    |
|-------|----|-----|----|----|
| C1/CP | CT | CPS | CR | CO |
| C-C/V |    |     |    |    |

## Industrial

|    |     |    |    |  |
|----|-----|----|----|--|
| IP | MSC | MM | MH |  |
|----|-----|----|----|--|

## Agricultural

|      |       |    |    |      |
|------|-------|----|----|------|
| A1   | A2    | AP | AD | WC-W |
| WC-E | WC-WE |    |    |      |

## Natural Resources

|    |      |    |  |  |
|----|------|----|--|--|
| MR | MR-A | WE |  |  |
|----|------|----|--|--|

## Open Space

|     |    |    |  |  |
|-----|----|----|--|--|
| W-1 | NA | R5 |  |  |
|-----|----|----|--|--|



# What is changing from existing 348

- 1) References to fees to be paid is removed
- 2) References to application forms, and what information is required in the application, are removed
- 3) References to site plans / drawings / etc, and what information needs to be on it, are removed from the zone – and will be placed in Chapter III, under the provisions of that particular use
- 4) All zones contain the same organization, terminology, and permit process
- 5) Any provision or action governed by a different ordinance or other regulation has been removed.
- 6) Circular references to other zones removed; each zone is self-contained for allowable uses and development standards



# AGRICULTURAL ZONES

| USES   | A-1 | A-P | A-2 | A-D | C/V | WC-W | WC-WE | WC-E |
|--|-----|-----|-----|-----|-----|------|-------|------|
| Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)  | P   | P   | P   | P   |     |      |       |      |
| Advertising, Type 2 (Medium) (associated with structures or businesses on-site)  | U   |     | U   |     |     | M    | M     | M    |
| Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)  | P   | P   | P   |     | P   | P    | P     | P    |
| Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)   | P   | P   | P   |     |     | P    | P     | P    |
| Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)   | C   |     | C   |     |     |      |       |      |
| Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)                                  | U   |     |     |     | U   | U    | U     | U    |
| Animal hospitals, large animals  |     |     | U   |     |     |      |       |      |
| Animal Keeping, Type 1 (light) (personal pets, grazing)  | P   | P   | P   | P   | P   | P    | P     | P    |
| Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale) | C   | P   | U   | P   |     |      |       | U    |
| Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)   | C   | U   | C   | U   |     |      |       | C    |



# AGRICULTURE DEVELOPMENT STANDARDS

| STANDARD            | A-1    | A-P     | A-2    | A-D    | C/V     | WC-W     | WC-WE    | WC-E     |
|---------------------|--------|---------|--------|--------|---------|----------|----------|----------|
| Lot Size (sq. feet) | 20,000 | 5 acres | 20,000 | 20,000 | 5 acres | 10 acres | 10 acres | 10 acres |
| Lot Width           | 100    | 100     | 100    | 100    | 200     | 200      | 200      | 200      |
| Lot Depth           | 150    | 100     | 150    | 150    | 100     | 200      | 100      | 100      |
| Lot Frontage        | 50     | 50      | 50     | 50     | 40      | 40       | 40       | 40       |
| Building Height     | 100    | 100     | 100    | 100    | 25      | 40       | 50       | 50       |
| Lot Coverage / FAR  | 20     | 20      | 20     | 20     | 50      | 15       | 15       | 15       |
| Setbacks, Front     | 5      | 5       | 10     | 10     | 30      | 100      | 100      | 100      |
| Setbacks, Side      | 50     | 10      | 10     | 10     | 30      | 30       | 30       | 100      |
| Setbacks, Rear      | 10     | 10      | 10     | 10     | 30      | 30       | 30       | 30       |
| Landscaping %       | 0      | 0       | 0      | 0      | 50      | 75       | 75       | 75       |



# NATURAL RESOURCE ZONES

| USES   | M-R | M-R-A | W-E |
|--|-----|-------|-----|
| Mining Operations, subject to Ord. 555                   | U   | U     |     |
| Hospital   | C   | C     | C   |
| One-family dwellings (operator / proprietor / caretaker) | U   |       | U   |
| Raw material extraction and                              |     |       | C   |
| Solar power plants on a lot 10 acres or larger           | C   | C     | C   |
| WECS and WECS arrays - Commercial; (18.41)               |     |       | C   |
| WECS, Accessory; (18.42 of 348)                          | U   | U     | U   |





# NATURAL RESOURCE ZONES – DEVELOPMENT STANDARDS

| Standard                         | M-R     | M-R-A   | W-E    |
|----------------------------------|---------|---------|--------|
| Lot Size                         | 5 acres | 5 acres | 20,000 |
| Lot Average Width                | 200     | 200     | 100    |
| Lot Average Depth                | 200     | 200     | 150    |
| Lot Frontage                     | 40      | 40      | 40     |
| Building Height                  | 50      | 50      | 500    |
| Lot Coverage Maximum             | 100     | 100     | 0      |
| Setbacks, front                  | 50      | 50      | 50     |
| Setbacks, side                   | 50      | 50      | 50     |
| Setbacks, rear                   | 50      | 50      | 50     |
| Open Space / Landscaping Minimum | 0       | 0       | 0      |



# OPEN SPACE ZONES

| USES   | N-A | W-1 | R-5 |
|--|-----|-----|-----|
| Advertising, Type 2 (Medium) (associated with structures or businesses on-site)  | U   | U   | U   |
| Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)  | P   | P   |     |
| Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)   | P   |     |     |
| Airports / landing field / heliports   | C   | C   |     |
| Animal Keeping, Type 1 (light) (personal pets, grazing)  | C   |     |     |
| Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale) | C   |     |     |
| Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)   | C   |     |     |



# OPEN SPACE ZONES – DEVELOPMENT STANDARDS

| STANDARD                        | N-A      | W-1     | R-5     |
|---------------------------------|----------|---------|---------|
| Lot Size.                       | 20 acres | 0       | 0       |
| Lot Average Width:              | 0        | 0       | 0       |
| Lot Average Depth:              | 0        | 0       | 0       |
| Frontage:                       | 0        | 0       | 0       |
| Building Height:                | 20 feet  | 50 feet | 20 feet |
| Lot Coverage Maximum:           | 10       | 10      | 10      |
| Setbacks, front:                | 100      | 50      | 50      |
| Setbacks, side:                 | 50       | 50      | 50      |
| Setbacks, rear:                 | 100      | 50      | 50      |
| Open Space / Landscape minimum: | 5        | 0       | 0       |



# PRACTICAL APPLICATION OF THE ORDINANCE

- 1) Determine if a proposed use is a PRIMARY or ANCILLARY use to something else
- 2) Review the proposed project against the DEVELOPMENT STANDARD of the zone
- 3) Determine if the proposed development has any SPECIAL PROVISIONS
- 4) Project will get further refined during the site review and environmental review processes



## EXAMPLES

- 1) An existing candy store wants to start making their own candy with new ovens and taffy machines.

This is an ancillary activity to an existing business, and no new Planning permit is required, but Tenant Improvement permits are still required from the Building and Safety Department.

- 2) A new candy factory wants to build in the M-SC Zone, but has residential homes adjacent to the rear of the property.

Although the building is allowed a 0' setback in the rear property line against other industrial zones, a 20' setback will be required against residential zones, with noise and visual screening.

The noise study and traffic study may require a further setback to mitigate the noise level.

The candy factory would be allowed to have ancillary retail shop.

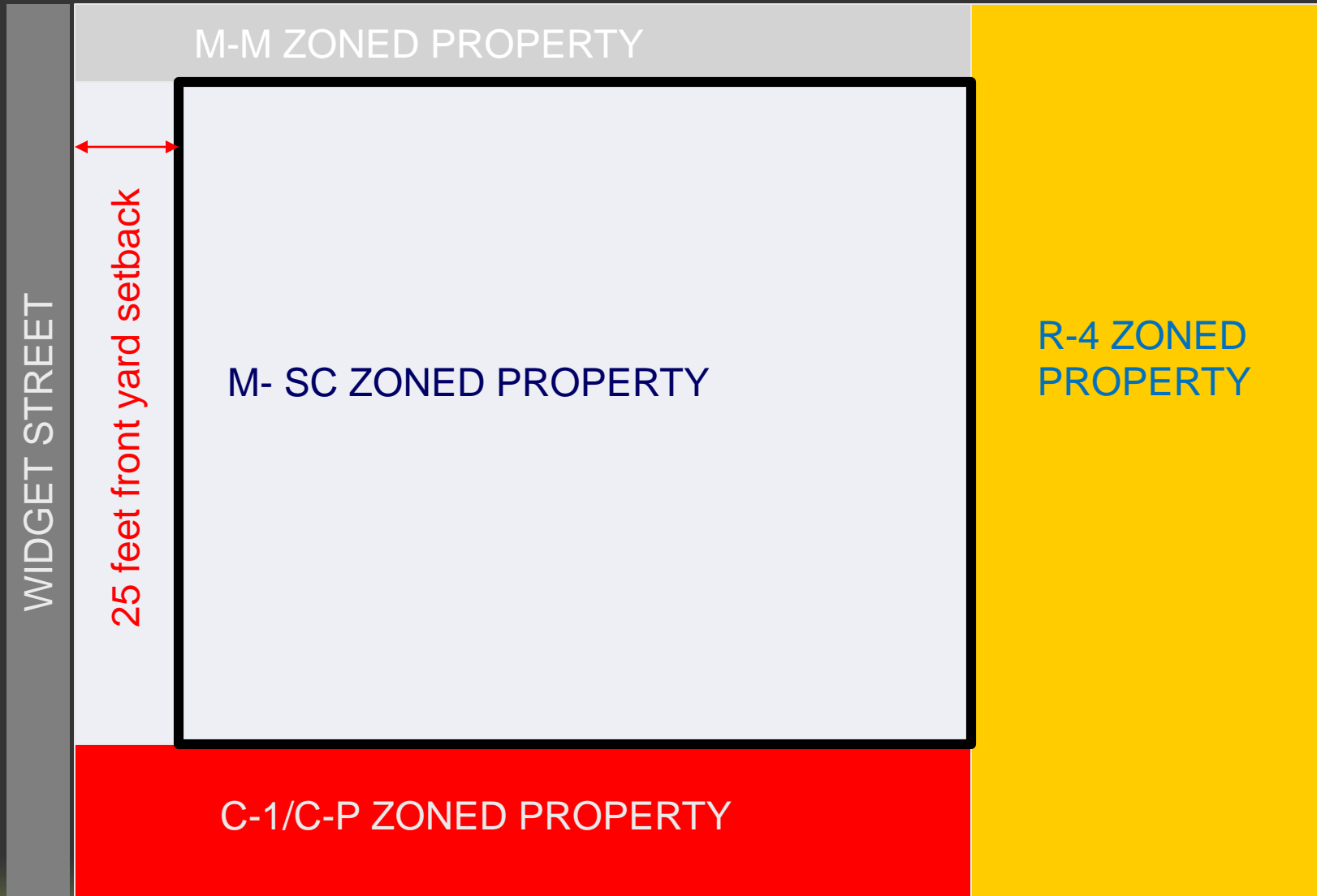


# PRACTICAL REVIEW / DEVELOPMENT STANDARDS



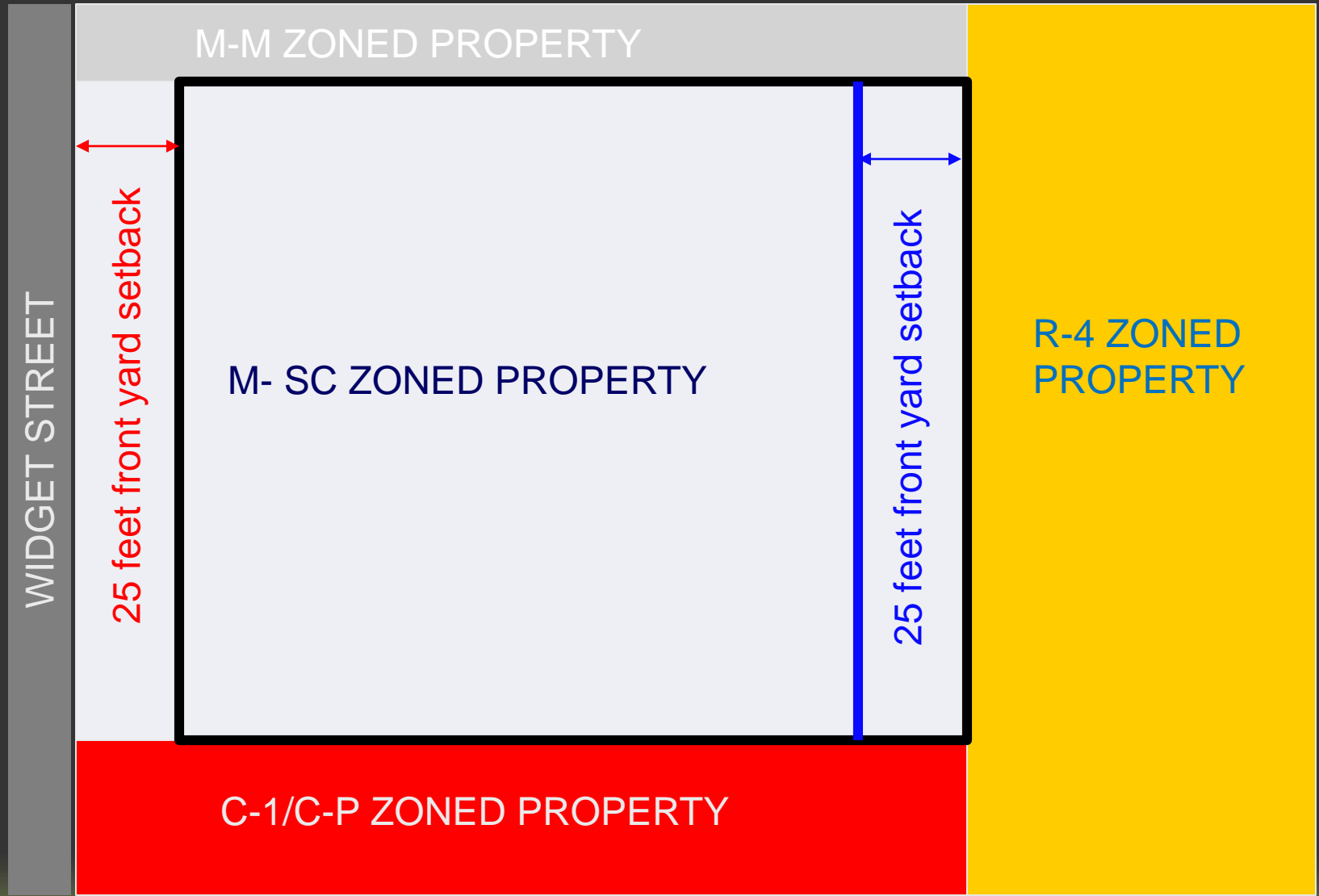


# PRACTICAL REVIEW / DEVELOPMENT STANDARDS AS IS





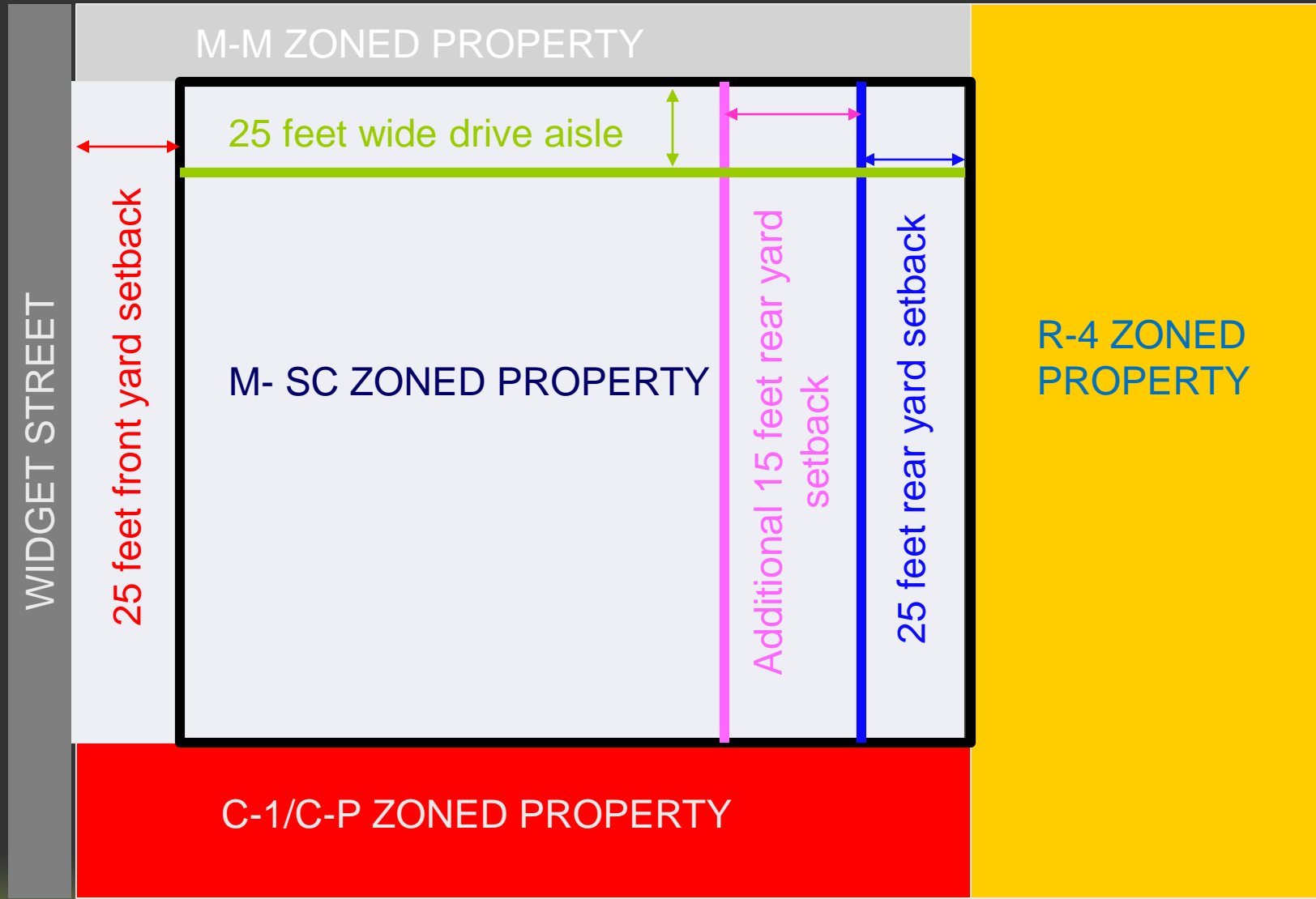
# PRACTICAL REVIEW / DEVELOPMENT STANDARDS PER SPECIAL PROVISIONS FOR MANUFACTURING







# PRACTICAL REVIEW / DEVELOPMENT STANDARDS REFINEMENT THROUGH SITE PLAN AND ENVIRONMENTAL REVIEW





| ORDINANCE 348 |     |        |           | NEW CHAPTER |          |         |            |          |           |
|---------------|-----|--------|-----------|-------------|----------|---------|------------|----------|-----------|
| SECTION       | SUB | SUBSUB | PARAGRAPH | CHAPTER     | ARTICLE  | SECTION | SUBSECTION | SUBSUB   | PARAGRAPH |
| 1.1           |     |        |           |             | 1<title> |         |            |          |           |
| 1.10          |     |        |           |             | 1        | 11E     |            |          |           |
| 1.11          |     |        |           |             | 1        | 11F     |            |          |           |
| 1.12A         |     | 1-7    |           |             | 1        | 9D      |            | 31-7     |           |
| 1.2           |     |        |           |             | 1        | 6       | 0          | 0        |           |
| 1.3           |     |        |           |             | 1        | 6A      |            |          |           |
| 1.4           |     |        |           |             | 1        | 6B      | 1-5        |          |           |
| 1.5           |     |        |           |             | 1        | 6C      |            |          |           |
| 1.6A          |     |        |           |             | 1        | 11A     |            | 6        |           |
| 1.7A          |     |        |           |             | 1        | 11A     | 1-5        |          |           |
| 1.7B          |     |        |           |             | 1        | 11B     |            | 1        |           |
| 1.7C          |     |        |           |             | 1        | 11B     |            | 2        |           |
| 1.8           |     |        |           |             | 1        | 11C     |            |          |           |
| 1.9           |     |        |           |             | 1        | 11D     |            |          |           |
| 2.10          |     |        |           |             | 1        | 10A     |            | 2        |           |
| 2.11B         |     |        | 1         |             | 1        | 10D     |            | 2        | 2         |
| 2.2           |     |        |           |             | 1        | 7       | 2          |          |           |
| 2.4A          |     |        |           |             | 1        | 10A     |            | 3a, b, c |           |
| 2.4B          |     |        |           |             | 1        | 11      |            |          |           |
| 2.5           |     |        |           |             | 1        | 10A     |            | 3d       |           |
| 2.6           |     |        |           |             | 1        | 10A     |            | 3e       |           |
| 2.7           |     |        |           |             | 1        | 10A     |            | 3f       |           |
| 2.8           |     |        |           |             | 1        | 10A     |            | 3g       |           |
| 3.1           |     |        |           |             | 1        | 9A      | all        |          |           |
| 3.2           |     |        |           |             | 1        | 9B      |            |          |           |
| 3.3           |     |        |           |             | 1        | 9C      |            |          |           |
| 8.304         |     |        |           |             | 1        | 10D     |            | 2        |           |
| 9.88C         |     |        |           |             | 1        | 10D     |            | 2        |           |
| 18.1          |     |        |           |             | 1        | 2       |            |          |           |
| 18.2a         |     |        |           |             | 1        | 3A, B   |            |          |           |
| 18.2b         |     |        |           |             | 1        | 4       |            |          |           |
| 18.8          |     |        |           |             | 1        | 12      |            |          |           |
| 18.24         |     |        |           |             | 1        | 3C      |            |          |           |
| 18.26a        |     |        |           |             | 1        | 10D     |            | 2        |           |
| 18.26         |     |        |           |             | 1        | 10B     |            |          |           |
| 18.27         |     |        |           |             | 1        | 10D     |            | 2        |           |
| 18.30C        |     |        |           |             | 1        | 10D     |            | 4        |           |
| 18.30D        |     |        | 2         |             | 1        | 10C     |            | 1        | 22-3      |
| 18.30E        |     |        |           |             | 1        | 10G     |            |          |           |
| 18.30G        |     |        |           |             | 1        | 10F     |            |          |           |
| 18.3          |     |        |           |             | 1        | 5       |            |          |           |
| 18.31         |     |        |           |             | 1        | 10I     |            |          |           |
| 18.32         |     |        |           |             | 1        | 14      |            |          |           |
| 18.43D        |     |        | 1         |             | 1        | 10H     | C          |          |           |
| 18.43D        |     |        | 2         |             | 1        | 10H     | B          |          |           |
| 18.45F        |     |        |           |             | 1        | 10D     |            | 2        |           |
| 20.3a         | D   |        | 2         |             | 1        | 10A     |            | 3i       |           |
| 20.3          |     |        |           |             | 1        | 10A     |            | 3h       |           |
| 20.4          |     |        |           |             | 1        | 10A     |            | 3j       |           |
| 22            |     |        |           |             | 1        | 13      |            |          |           |
| 22.1          |     |        |           |             | 1        | 13A     |            |          |           |
| 22.2          |     |        |           |             | 1        | 13B     |            |          |           |
| 23            |     |        |           |             | 1        | 13C     |            |          |           |
| 24            |     |        |           |             | 1        | 13D     |            |          |           |



## CHAPTER 1 - ADMINISTRATION

|            |   |
|------------|---|
| Article 1  | Authority                               |
| Article 2  | Conflicting Regulations                 |
| Article 3  | Scope of Regulations                    |
| Article 4  | Pre-Application Review                  |
| Article 5  | County to be Held Harmless              |
| Article 6  | Planning Agency                         |
| Article 7  | General Plan Consistency                |
| Article 8  | Specific Plans                          |
| Article 9  | Zoning                                  |
| Article 10 | Decision Process                        |
| Article 11 | Hearing Notice Requirements             |
| Article 12 | Enforcement / Validity / Authentication |
| Article 13 | Time Limit                              |



# CHAPTER 1 - ADMINISTRATION

“Boilerplate” language / standard provisions

|                 |   |
|-----------------|---|
| Article 1       | Authority                               |
| Article 2       | Conflicting Regulations                 |
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| Article 11      | Hearing Notice Requirements             |
| Article 12 (13) | Enforcement / Validity / Authentication |
| Article 13 (14) | Time Limit                              |



# CHAPTER 1 - ADMINISTRATION

Standard provisions – minor wordsmithing may occur

|                 |   |
|-----------------|---|
| Article 1       | Authority                               |
| Article 2       | Conflicting Regulations                 |
| Article 3       | Scope of Regulations                    |
| Article 4       | Pre-Application Review                  |
| Article 5       | County to be Held Harmless              |
| Article 6       | Planning Agency                         |
| Article 7       | General Plan Consistency                |
| Article 8       | Specific Plans                          |
| Article 9       | Zoning                                  |
| Article 10      | Decision Process                        |
| Article 11      | Hearing Notice Requirements             |
| Article 12 (13) | Enforcement / Validity / Authentication |
| Article 13 (14) | Time Limit                              |



# CHAPTER 1 - ADMINISTRATION

## New Concepts

Article 1

Article 2

Article 3

Article 4

Article 5

**Article 6**

Article 7

Article 8

Article 9

**Article 10**

Article 11

Article 12 (13)

Article 13 (14)

Authority

Conflicting Regulations

Scope of Regulations

Pre-Application Review

County to be Held Harmless

**Planning Agency**

General Plan Consistency

Specific Plans

Zoning

**Decision Process**

Hearing Notice Requirements

Enforcement / Validity / Authentication

Time Limit



# PLANNING AGENCY

- Board of Supervisors
- Planning Commission
- Planning Director
- Planning Department
  
- **Zoning Administrator**



# Chapter I, Article 6

- SECTION D: ZONING ADMINISTRATOR

The Zoning Administrator shall be appointed by the Planning Director to approve or deny land use applications that do not require a public hearing. Additionally, the Zoning Administrator is empowered to make interpretations of this ordinance in accordance with Section **xx** of this Chapter. Any such interpretations may be overridden by an amendment to this ordinance.





# CONCEPTS / PROVISIONS

## 1) Removal of “Receive and File” actions on use permits

- Planning Commission decides Conditional Use Permits (final decision - appealable)
- Director’s Hearing decides Use Permits (final decision – appealable)

## 2) Clarity on appeal process and time frames

## 3) Administrative Determinations



# EXAMPLE of LAND USE TABLE

|  | C-1/C-P | CT | CPS | CR | CO |
|--|---------|----|-----|----|----|
| Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage | M       |    | M   | M  |    |
| Schools, museums, libraries, etc. - private  | U       |    | C   | U  | U  |
| Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)                  | C       |    | C   | C  |    |
| Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)  | U       |    | U   |    | C  |
| Theaters, drive-in   | C       |    | C   |    |    |



## Chapters for Zoning Categories, part 2

### Zoning Definition

Example: “The C-O zone is to designed to provide areas where primarily professional and administrative offices and related uses may be located.”

### Allowable uses by Decision Body

- 1) By Zoning Administrator
- 2) By Director’s Hearing
- 3) By Planning Commission

### Development Standards “Standards”

- |                    |                               |
|--------------------|-------------------------------|
| 1) Lot Size        | 7) Building Height            |
| 2) Lot Width       | 8) Lot Coverage %             |
| 3) Lot Depth       | 9) Open Space / Landscaping / |
| 4) Setbacks, front | Planting %                    |
| 5) Setbacks, side  |                               |
| 6) Setbacks, rear  |                               |
- \*\*Exception vs Variance Procedures**



## Special Provisions

**NOTE: THIS IS NOT AN EXHAUSTIVE LIST**

- Animal keeping
- Advertising
- Alcohol permits
- Cannabis
- Congregate Care
- Donation Bins
- Home Occupations
- Landscaping
- Large Family Day Care
- Parking
- Planned Residential Development
- Public Utilities
- Temporary Outdoor Events



## Glossary / Definitions

To be used for new / updated land uses.

For example:

**Indoor Commercial Recreation** is defined as “any commercial establishment or activity entirely enclosed with a structure and is intended for the entertainment, exercise, amusement, or competition of its patrons”



# Appendix Land Use Table

**EXAMPLE:**

| USES  | I-P | M-SC | M-M | M-H |
|---|-----|------|-----|-----|
| Abattoirs   |     |      | CUP | PP  |
| Agricultural, Heavy (Commercial breeding operations)    | CUP |      |     |     |
| Agriculture, light                                      |     |      |     | P   |
| Airports  | CUP | CUP  | CUP | PP  |
| Animal training   |     |      | PP  |     |
| Brewery, distillery, or winery                          |     |      | PP  | PP  |
| Cemeteries, crematories and mausoleums                  |     |      | CUP |     |
| Churches, temples, other places of religious worship    | PP  | PP   | PP  | PP  |
| Day care centers, child                                 | PP  | PP   | PP  | PP  |
| Emergency Shelters (unique development standards apply) | P   |      |     |     |
| Fortune telling, spiritualism, or similar activity      |     | PP   |     |     |



# GOALS OF THIS EFFORT

- 1) Make it easier to read, use, and understand by the General Public as well as Staff.
- 2) Clarify the processing of applications
- 3) Organize the document in a clear way
- 4) Conflicts between this Ordinance and existing developments are to be minimal



# RULES OF THIS EFFORT

- 1) Zones are not to be eliminated
- 2) Zones are not to be combined or renamed
- 3) Individual properties are not to be re-zoned
- 4) No new land uses are to be introduced, but may be placed in a broad category





## Interpretations

To be used for new / updated land uses; where the Zoning Administrator can make determinations

For example:

**Indoor Commercial Recreation** contains the following activities: bowling alleys, arcades, roller rinks, billiard halls



## Future Workshops

**Workshops will occur once a month beginning in May, and will cover one subject a month. Public hearings are anticipated by the end of the year.**



## Revised Zoning Ordinance Goals

Make it easier to understand and use  
by the General Public as well as Staff.



## Rules of Thumb

Generalize Land Use Categories

Generalize Land Uses

Clarify the processing of applications

Organize the document in a clear way

Attach appendices and administrative interpretations



*Adopted by resolution of the Riverside  
County Planning Commission, Riverside County,  
California, on December 20, 1948.*

*A. D. Johnson*

*Chairman*

*Gayle J. Everson*

*Secretary*

*This map adopted by Ordinance Number 348  
on December 31, 1948.*

*W. V. Peterson*

*Chairman, Board of Supervisors*

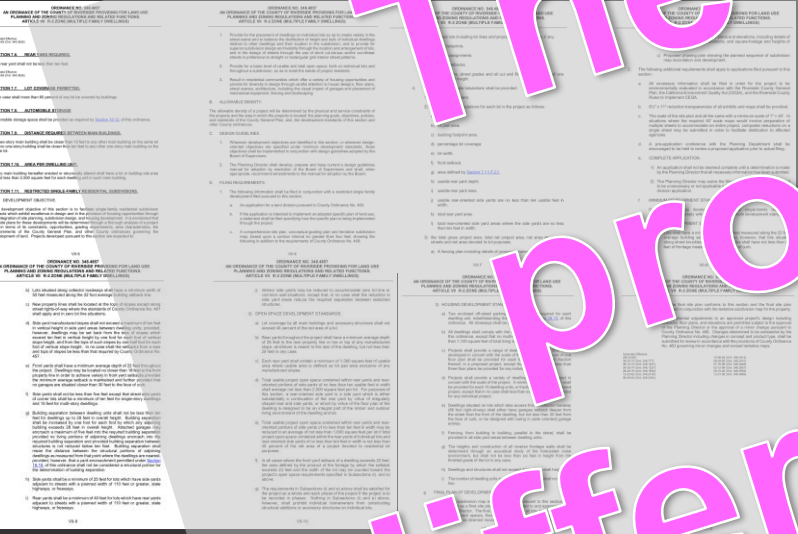
*Riverside County, California.*



# EXAMPLES

R-2 Zone filing requirements for high-density residential projects

R-3 Zone requirements for high-density residential projects:



The same project - different filing requirements

R-4 Zone requirements for high-density residential projects:

A. The following uses are allowed providing a plot plan shall first have been obtained pursuant to the provisions of Section 18.30.

13. Two family dwellings, multiple family dwellings, town row courts and apartment houses.

**SECTION 8.4**

A. Multiple family dwellings may be erected subject to the following standards and conditions.

- The use shall comply with all provisions of the R-3 Zone
- A plot plan has first been approved pursuant to the provisions of [Section 18.30](#) of this ordinance. The plot plan shall contain the following information:
  - Location of each existing and proposed structure in the development area and the use or uses to be contained therein.
  - Location of all pedestrian walks, malls and recreation areas.
  - Location and height of all walls, fences and screen planting, including a plan for the landscaping and surfacing of the development.
  - Plans and elevations of typical structures to indicate architectural type and construction standards.



# Excerpt from Residential Use Chart

| USE   | R-R | R-1 | R-1A | R-A | R-2 |
|---|-----|-----|------|-----|-----|
| One-family dwellings  | P   | P   | P    | P   | P   |
| One-family dwellings (operator / proprietor / caretaker)                                |     |     |      |     |     |
| One-family dwellings, accessory dwelling units (ADU)                                    | A   | A   | A    | A   | A   |
| One-family dwellings, additional per 10 acres of land                                   |     |     |      |     |     |
| Open Space - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation) | M   | M   | M    | M   | M   |
| Open Space - Public Passive Recreation (Trails, Picnic Areas, etc)                      | M   | M   | M    | M   | M   |
| Open Space - Public Preserve (MSHCP dedicated lands)                                    | P   |     |      |     |     |
| Parking lots and parking structures – private, stand alone                              | C   |     |      |     |     |



# Development Standards Table

| DEVELOPMENT STANDARDS                  | R-R    | R-1   | R-1A  | R-A    | R-2   | R-2A  | R-3   | R-3A  | R-T   | R-T-R  | R-4   | R-6   | R-7          | MU           | WC-R  | R-D   | W-2-M  |
|--|--------|-------|-------|--------|-------|-------|-------|-------|-------|--------|-------|-------|--------------|--------------|-------|-------|--------|
| <b>Lot Size:</b>                       | 20,000 | 7,200 | 7,200 | 20,000 | 7,200 | 7,200 | 7,200 | 9,000 | 3,600 | 40,000 | 3,500 | 5,000 | 0            | 0            | 1acre | 7,200 | 20,000 |
| <b>Lot Average Width:</b>              | 80     | 60    | 60    | 100    | 60    | 35    | 60    | 60    | 40    | 40     | 40    | 40    | 0            | 0            | 200   | 40    | 100    |
| <b>Lot Average Depth:</b>              | 100    | 100   | 100   | 150    | 100   | 150   | 100   | 100   | 100   | 100    | 80    | 80    | 0            | 0            | 100   | 80    | 150    |
| <b>Frontage:</b>                       | 35     | 35    | 35    | 35     | 35    | 35    | 35    | 35    | 35    | 50     | 35    | 35    | 35           | 35           | 35    | 35    | 35     |
| <b>Building Height:</b>                | 75     | 40    | 40    | 40     | 40    | 30    | 75    | 75    | 40    | 40     | 50    | 50    | 75           | 75           | 50    | 50    | 40     |
| <b>Lot Coverage Maximum:</b>           | 15%    | 50%   | 50%   | 50%    | 60%   | 60%   | 50%   | 50%   | 80%   | 80%    | 60%   | 60%   | 60%          | 100%         | 15%   | 60%   | 60%    |
| <b>Setbacks, front:</b>                | 20     | 20    | 20    | 20     | 20    | 20    | 10    | 10    | 10    | 20     | 20    | 0     | 0            | 0            | 50    | 20    | 20     |
| <b>Setbacks, side:</b>                 | 5      | 5     | 5     | 5      | 3     | 5     | 5     | 5     | 5     | 5      | 5     | 0     | 0            | 0            | 30    | 5     | 5      |
| <b>Setbacks, rear:</b>                 | 10     | 10    | 10    | 10     | 10    | 10    | 10    | 10    | 5     | 5      | 10    | 0     | 0            | 0            | 30    | 10    | 10     |
| <b>Open Space / Landscape minimum:</b> | 0%     | 0%    | 0%    | 0%     | 60%   | 60%   | 60%   | 60%   | 60%   | 0%     | 0%    | 20%   | 150s.f./unit | 150s.f./unit | 75%   | 0%    | 0%     |





# Development Standards Table

| DEVELOPMENT STANDARDS           | R-R    | R-1   | R-1A  | R-A    | R-2   | R-2A  | R-3   | R-3A  | R-T   | R-T-R  | R-4   | R-6   | R-7          | MU           | WC-R  | R-D   | W-2-M  |
|---------------------------------|--------|-------|-------|--------|-------|-------|-------|-------|-------|--------|-------|-------|--------------|--------------|-------|-------|--------|
| Lot Size:                       | 20,000 | 7,200 | 7,200 | 20,000 | 7,200 | 7,200 | 7,200 | 9,000 | 3,600 | 40,000 | 3,500 | 5,000 | 0            | 0            | 1acre | 7,200 | 20,000 |
| Lot Average Width:              | 80     | 60    | 60    | 100    | 60    | 35    | 60    | 60    | 40    | 40     | 40    | 40    | 0            | 0            | 200   | 40    | 100    |
| Lot Average Depth:              | 100    | 100   | 100   | 150    | 100   | 150   | 100   | 100   | 100   | 100    | 80    | 80    | 0            | 0            | 100   | 80    | 150    |
| Frontage:                       | 35     | 35    | 35    | 35     | 35    | 35    | 35    | 35    | 35    | 50     | 35    | 35    | 35           | 35           | 35    | 35    | 35     |
| Building Height:                | 75     | 40    | 40    | 40     | 40    | 30    | 75    | 75    | 40    | 40     | 50    | 50    | 75           | 75           | 50    | 50    | 40     |
| Lot Coverage Maximum:           | 15%    | 50%   | 50%   | 50%    | 60%   | 60%   | 50%   | 50%   | 80%   | 80%    | 60%   | 60%   | 60%          | 100%         | 15%   | 60%   | 60%    |
| Setbacks, front:                | 20     | 20    | 20    | 20     | 20    | 20    | 10    | 10    | 10    | 20     | 20    | 0     | 0            | 0            | 50    | 20    | 20     |
| Setbacks, side:                 | 5      | 5     | 5     | 5      | 3     | 5     | 5     | 5     | 5     | 5      | 5     | 0     | 0            | 0            | 30    | 5     | 5      |
| Setbacks, rear:                 | 10     | 10    | 10    | 10     | 10    | 10    | 10    | 10    | 5     | 5      | 10    | 0     | 0            | 0            | 30    | 10    | 10     |
| Open Space / Landscape minimum: | 0%     | 0%    | 0%    | 0%     | 60%   | 60%   | 60%   | 60%   | 60%   | 0%     | 0%    | 20%   | 150s.f./unit | 150s.f./unit | 75%   | 0%    | 0%     |



# ALLOWABLE ZONES / USES

- The following Provisions in 348 list the zones in which they are allowed or where development standards are modified:

- Planned Residential Developments
- Parking
- Transferal of Residential Requirements
- Accessory Uses
- Height Exceptions
- Commercial WECS
- Hazardous Waste Facility Siting Permit
- Kennels and Catteries
- Mini-Warehouses
- Recycling Facilities
- Alcoholic Beverage Sales
- Advertising Regulations
- Outdoor Advertising Displays
- Mobilehomes
- Mobilehome Parks in Residential Zones
- Community Care Facilities
- Wireless Communications Facilities
- Coachella Valley Multi-Owners Mobilehome
- Unattended Donation Bins



# Excerpt from Commercial Uses

| USES  | C-1/C-P | C-T | C-P-S | C-R | C-O | C-C/V |
|---|---------|-----|-------|-----|-----|-------|
| Advertising, Type 2 (Medium) (associated with structures or businesses on-site)                         | ⊖ M     | ⊖ M | ⊖ M   | ⊖ M | M   | M     |
| Advertising, Type 3 (Heavy) (outdoor advertising displays)  | U       |     |       |     |     |       |
| Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)        |         |     |       |     |     | U     |
| Airports / landing field / heliports  | C       |     | C     |     |     |       |
| Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations) | C       |     | C     | C   |     |       |
| Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)                                  | U       | U   | U     | U   |     |       |
| Animal hospitals, large animals   | C       |     | C     | C   |     |       |
| Animal Keeping, Type 1 (light) (personal pets, grazing)   |         |     |       |     |     | P     |
| Auction houses / yards / swap meets; permanent facility   | U       |     |       |     |     |       |
| Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C)        | U       | U   | U     | U   |     |       |
| Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)              | U       | U   | U     | U   |     |       |



# Commercial Development Standards

| STANDARD            | C-1/C-P | C-T    | C-P-S | C-R    | C-O   | C-CV      |
|---------------------|---------|--------|-------|--------|-------|-----------|
| Lot Size (sq. feet) | 0       | 10,000 | 0     | 20,000 | 0     | 2 ½ acres |
| Lot Width           | 0       | 0      | 0     | 0      | 0     | 0         |
| Lot Depth           | 0       | 0      | 0     | 0      | 0     | 0         |
| Lot Frontage        | 0       | 0      | 0     | 0      | 0     | 0         |
| Building Height     | 50      | 50     | 50    | 40     | 50 40 | 40        |
| Lot Coverage / FAR  | 100     | 100    | 100   | 20     | 100   | 30        |
| Setbacks, Front     | 0       | 10     | 0     | 25     | 0     | 10        |
| Setbacks, Side      | 0       | 0      | 0     | 25     | 0     | 5         |
| Setbacks, Rear      | 0       | 0      | 0     | 25     | 0     | 5         |
| Landscaping %       | 15      | 15     | 15    | 15     | 15    | 15        |



# Excerpt from Industrial Uses

| USES  | I-P | M-SC | M-M | M-H |
|---|-----|------|-----|-----|
| Advertising, Type 2 (Medium) (associated with structures or businesses on-site)   | U   | U    | U   | U   |
| Advertising, Type 3 (Heavy) (outdoor advertising displays)  |     | U    | U   | U   |
| Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)   |     | P    | P   | P   |
| Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)  | C   |      |     |     |
| Airports / landing field / heliports  | C   | C    | C   | U   |
| Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74) |     | C    | U   | U   |
| Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C)  | U   | U    | U   | U   |
| Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)  | U   | U    | U   | U   |
| Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)  | U   | U    | U   | U   |
| Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4)   | U   | U    | U   | U   |
| Cannabis - Manufacturing, Non-volatile solvents (CA license 6)  | U   | U    | U   | U   |
| Cannabis - Manufacturing, Volatile solvents (CA license 7)  | U   | U    | U   | U   |
| Cannabis - Testing / Laboratory (CA license 8)  | C   | C    | C   | C   |
| Cattery   |     | U    | U   | U   |



# Industrial Development Standards

| STANDARD            | I-P | M-SC   | M-M | M-H    |
|---------------------|-----|--------|-----|--------|
| Lot Size (sq. feet) | 0   | 10,000 | 0   | 20,000 |
| Lot Width           | 0   | 0      | 0   | 0      |
| Lot Depth           | 0   | 0      | 0   | 0      |
| Lot Frontage        | 0   | 0      | 0   | 0      |
| Building Height     | 50  | 50     | 50  | 40     |
| Lot Coverage / FAR  | 100 | 100    | 100 | 20     |
| Setbacks, Front     | 0   | 10     | 0   | 25     |
| Setbacks, Side      | 0   | 0      | 0   | 25     |
| Setbacks, Rear      | 0   | 0      | 0   | 25     |
| Landscaping %       | 15  | 15     | 15  | 15     |



# Process Update

- Notice of Preparation of the EIR is now published, with the comment period ending August 31st
- August 13 – EIR Scoping Meeting at Director’s Hearing in Riverside
- August 15 – Planning Commission Workshop on Agricultural, Open Space, and Natural Resources Zones
- August 20 – EIR Scoping Meeting at Director’s Hearing in Palm Desert
- September 5 – PC Workshop on Provisions and Definitions
- September 19 – PC Workshop on Zoning Interpretations



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# ZONING ORDINANCE

## COUNTY OF RIVERSIDE

Ordinance No. 348

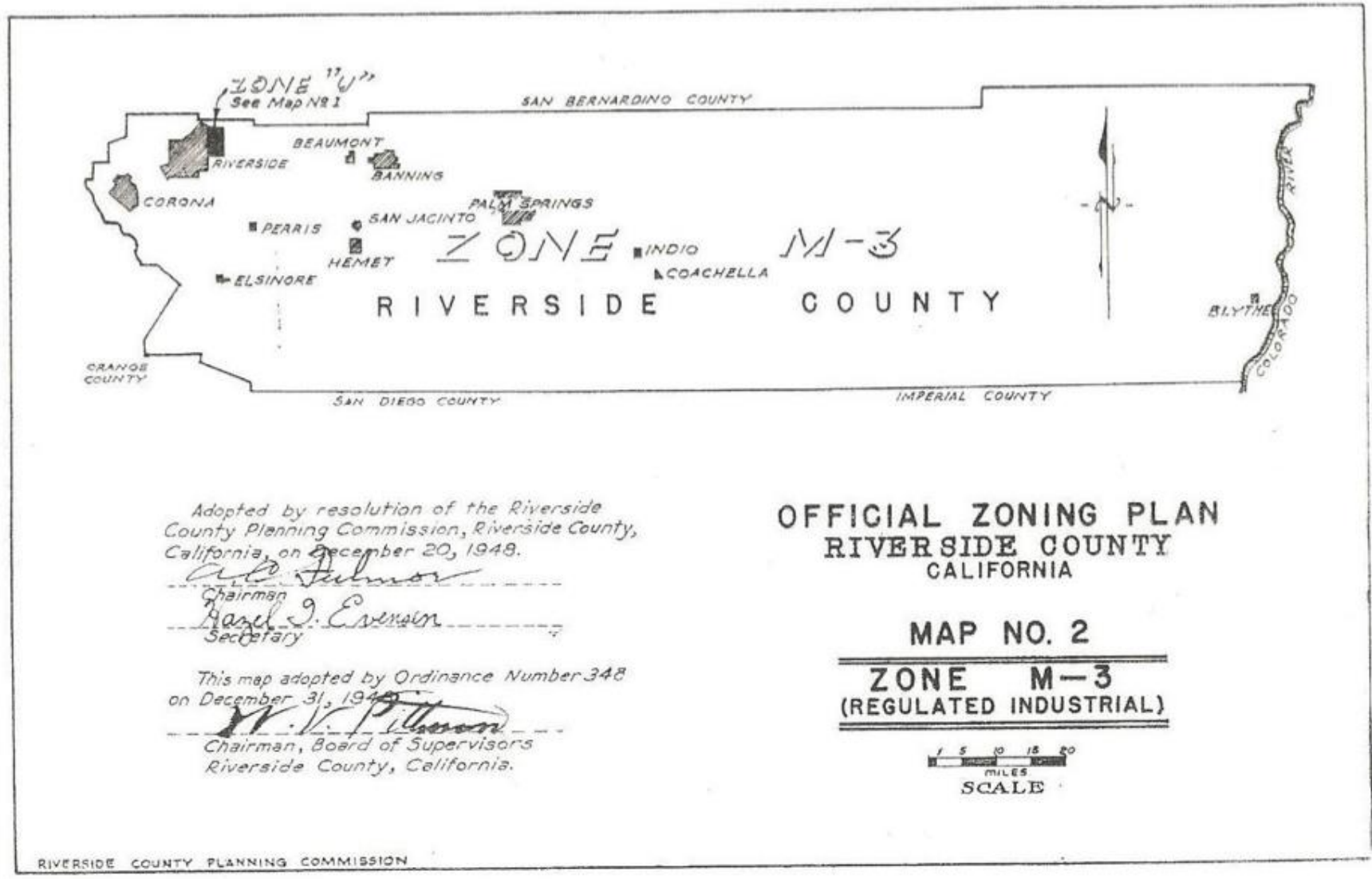
Effective January 31, 1949

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PRICE, ONE DOLLAR

For Information Regarding County Zoning Call  
THE RIVERSIDE COUNTY PLANNING COMMISSION  
Court House, Riverside, California  
Phone: Riverside 4000, Extension 239







## Issues with Existing Ord. 348

- 1) Cumbersome
- 2) Confusing / Seemingly Contradictory
- 3) Circular references / inconsistencies with other County ordinances
- 4) Organizational Issues



# GOALS

## Administrative Chapter

- 1) Locating all of the administrative provisions (hearing bodies, decision process, hearing notification requirements) in one location
- 2) Create a standard and clear process



# GOALS OF CHAPTER III, SPECIAL PROVISIONS

- 1) Identify unique concerns over particular land uses and address them
- 2) Prescribe unique Development Standards as needed
- 3) Identify unique Operational Considerations as needed
- 4) Refer to other County ordinances, or State or Federal regulations as needed



# EXAMPLE OF SPECIAL PROVISIONS

**RECREATION, COMMERCIAL INDOOR** (including bowling alleys, roller rinks, gymnasiums, video arcades, billiard halls, etc)

## DEVELOPMENT STANDARDS

- 1) Shall be setback from any RESIDENTIAL ZONE by 20 feet
- 2) Loading areas shall be screened from public view, and from the view of any property used for residential purposes

## OPERATIONAL STANDARDS

- 1) Any sales of alcohol shall comply with State Law
- 2) The hours of operation shall be no earlier than 5am, and no later than 1am
- 3) A security system shall be installed



# GOALS OF THE GLOSSARY / DEFINITIONS CHAPTER

Be clear enough to easily understand, but still be definitive enough to meet legal requirements

For example:

**RECREATION, COMMERCIAL INDOOR** is defined as “any commercial establishment or activity entirely enclosed with a structure and is intended for the entertainment, exercise, amusement, or competition of its patrons”



## PURPOSE OF THE INTERPRETATIONS

To provide a written record as to clarify things when something isn't clear, or when unexpected situations arise.

For example:

**RECREATION, COMMERCIAL INDOOR** contains the following activities:  
bowling alleys, arcades, roller rinks, billiard halls, gymnasiums

It does NOT include the following activities, which are regulated separately:  
Theaters, toy/game stores where games may be played, or bars/cocktail lounges



## As written in Ordinance 348:

|                     |                 |   |
|---------------------|-----------------|---|
| <b>Provisions:</b>  | <b>Articles</b> | <b>18</b><br><b>19</b>  |
| <b>Definitions:</b> | <b>Articles</b> | <b>21</b><br><b>14.72</b><br><b>14.91</b><br><b>19.2</b><br><b>19.52</b><br><b>19.402</b><br><b>19.502</b><br><b>19.600</b><br><b>19.800</b><br><b>19.901</b> |





**As written in Ordinance 348:**

|                       |                  |
|-----------------------|------------------|
| Number of Provisions: | 55 in Article 18 |
|                       | 11 in Article 19 |

|                        |                       |
|------------------------|-----------------------|
| Number of Definitions: | 141 in Article 21     |
|                        | 116 in other Articles |

|                     |                          |
|---------------------|--------------------------|
| “Bed and Breakfast” | Defined 4 different ways |
|---------------------|--------------------------|

|         |                                   |
|---------|-----------------------------------|
| “Fence” | Defined 3 times, all the same way |
|---------|-----------------------------------|

“Outdoor Storage” vs “Outside Storage” vs. “Storage, Outdoor”



## Approach for the New Ordinance:

119 Land Use Categories, consistent throughout the County

Compared against the 66 Provisions and 257 Definitions

**CURRENTLY:**

**338 Definitions**

**140 Provisions (included in the Definitions)**



# GOALS

## Definitions

- 1) One set of definitions for the entire County
- 2) Specific enough to be clear
- 3) General enough to be flexible, so as to allow for interpretations in the future



## EXAMPLE of Definitions

258. **RECREATION, COMMERCIAL INDOOR.** *This is a generalized term that includes any commercial establishment or activity entirely enclosed with a structure and is intended for the entertainment, exercise, amusement, or competition of its patrons in exchange for compensation. Such activities that this term may include, but not limited to, are: bowling alleys, video arcades, gymnasiums, indoor ice skating, indoor roller skating, billiard halls, etc.*



# GOALS

## Special Provisions

- 1) Using the broad terms in the Allowable Uses list.
- 2) Provide additional Development Standards, over and above what is required in each particular zoning category.
- 3) Identify any Operational Considerations that would be of concern of a particular use.
- 4) Identify any State Licensing that may be required.
- 5) Identify any other County Ordinances that may have authority over a particular land use.
- 6) Identify any ancillary uses that may be permitted with a primary use. Such ancillary uses may **ONLY** be in operation if the primary use is in operation.



# EXAMPLE of Special Provisions

## **96. RECREATION, COMMERCIAL INDOOR.**

### *DEVELOPMENT STANDARDS*

- a. All facilities for RECREATION, COMMERCIAL INDOOR shall be setback from any RESIDENTIAL ZONE by 20 feet.*
- b. Loading areas shall be screened from public view, and from the view of any property used for residential purposes.*



# EXAMPLE of Special Provisions

## OPERATIONAL CONSIDERATIONS

- a. *All permits and licenses pertaining to this use issued by a Federal or State Agency, and/or by the County Department of Environmental Health for any primary or accessory activity on the project site shall be maintained at all times. Should any such permit or license be revoked, expire, or in any other fashion become null and void, the associated land use permit associated with such primary or accessory uses shall become null and void six months afterwards, unless such permit or license be reinstated.*
  
- b. *Conditions of approval may be imposed on these uses pertaining to other operational considerations.*



# EXAMPLE of Special Provisions

## *ACCESSORY USES*

*The following uses may be considered to accessory to a RECREATION, COMMERCIAL INDOOR use:*

- a. Restaurants*
- b. General Retail*
- c. Alcohol sales, on-site*
- d. Manufacturing and/or maintenance of the equipment used at the facility*
- e. Or as otherwise determined by the Zoning Administrator*





## Primary vs. Ancillary Use

It is VERY important to distinguish what is proposed as a PRIMARY use in comparison what is an ANCILLARY (i.e. SECONDARY or ACCESSORY) use.

ANCILLARY uses may be allowed per ZONE, or it may be allowed per USE.

- a) Outdoor Storage is an ANCILLARY use in any AGRICULTURAL zone
- b) Restaurant, dine-in may be an ANCILLARY use for Indoor Commercial Recreation.