



Zoning Ordinance Workshop – Special Provisions and Definitions

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 Administrative 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



As written in Ordinance 348:

Provisions:	Articles	18
		19
Definitions:	Articles	21
		14.72
		14.91
		19.2
		19.52
		19.402
		19.502
		19.600
		19.800
		19.901



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*
- a. General Retail*
- a. Alcohol sales, on-site*
- a. Manufacturing and/or maintenance of the equipment used at the facility*
- a. 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.



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



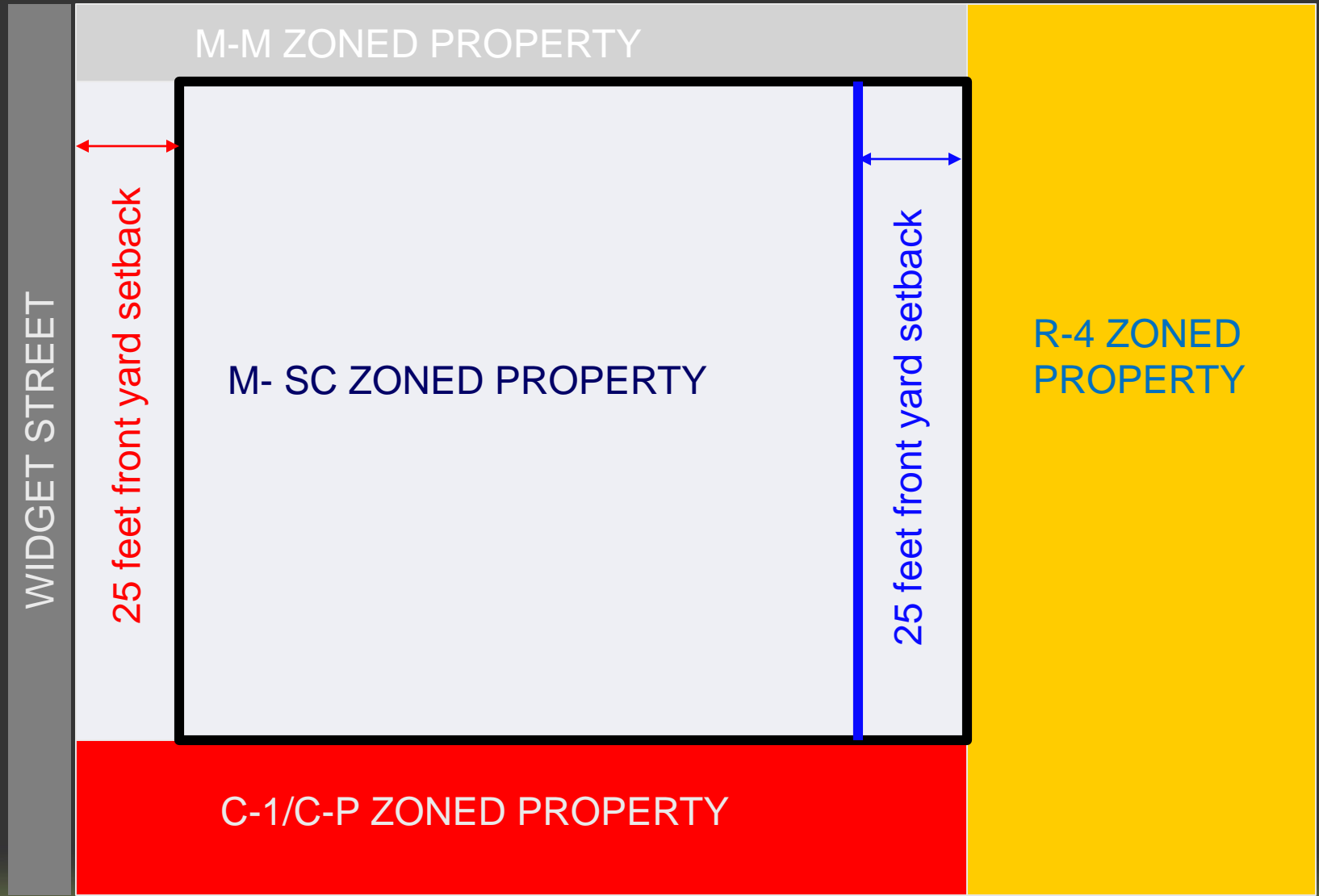


PRACTICAL REVIEW / DEVELOPMENT STANDARDS AS IS



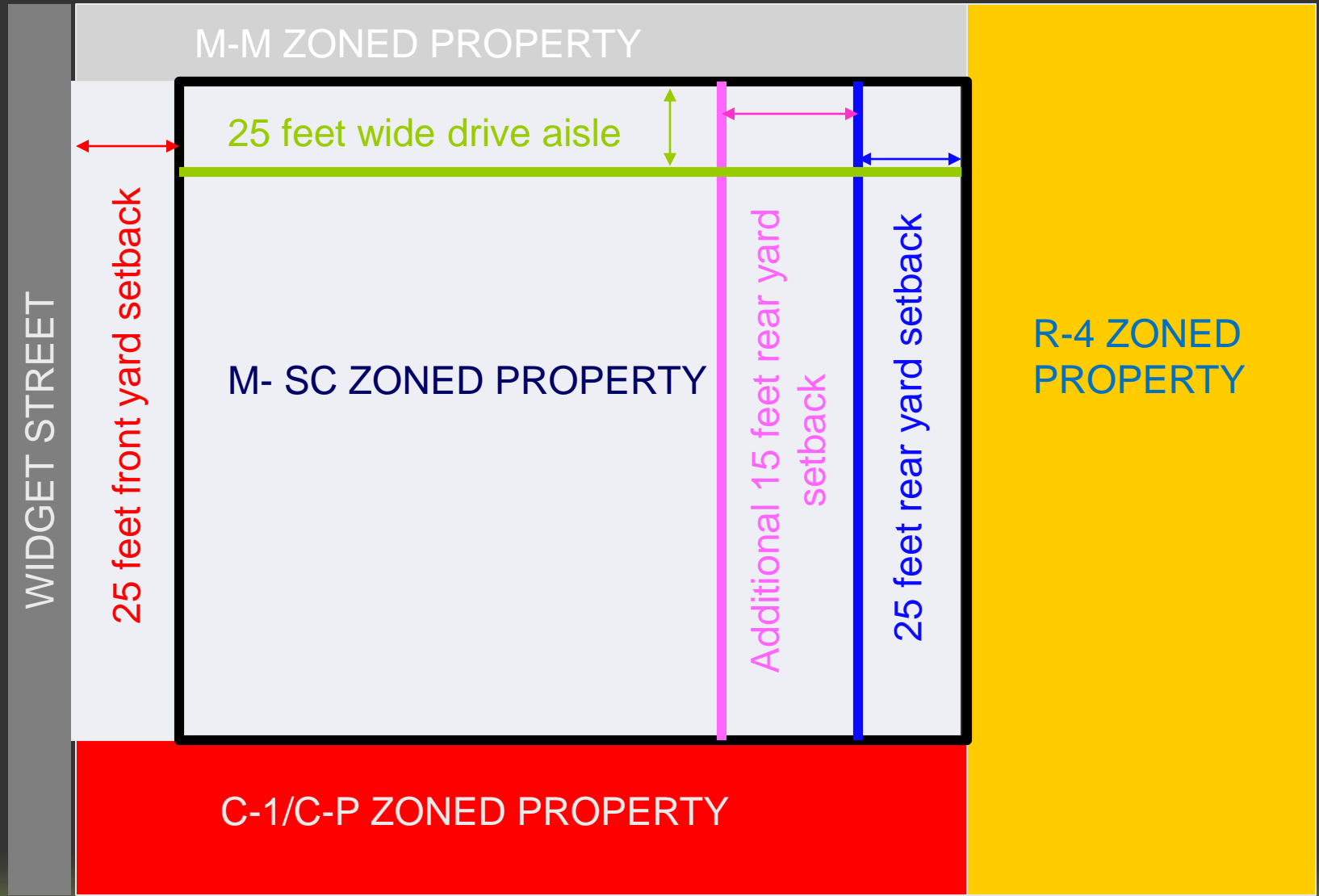


PRACTICAL REVIEW / DEVELOPMENT STANDARDS PER SPECIAL PROVISIONS FOR MANUFACTURING





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
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

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

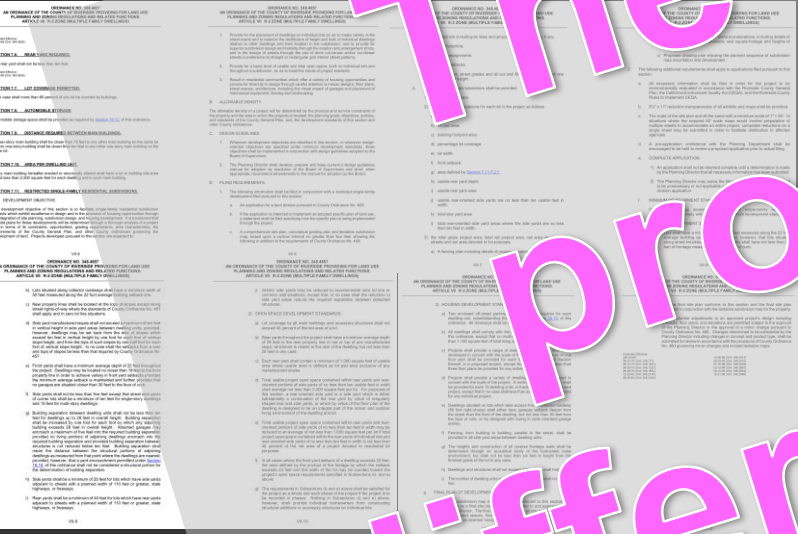
Riverside County, California.



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
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%



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



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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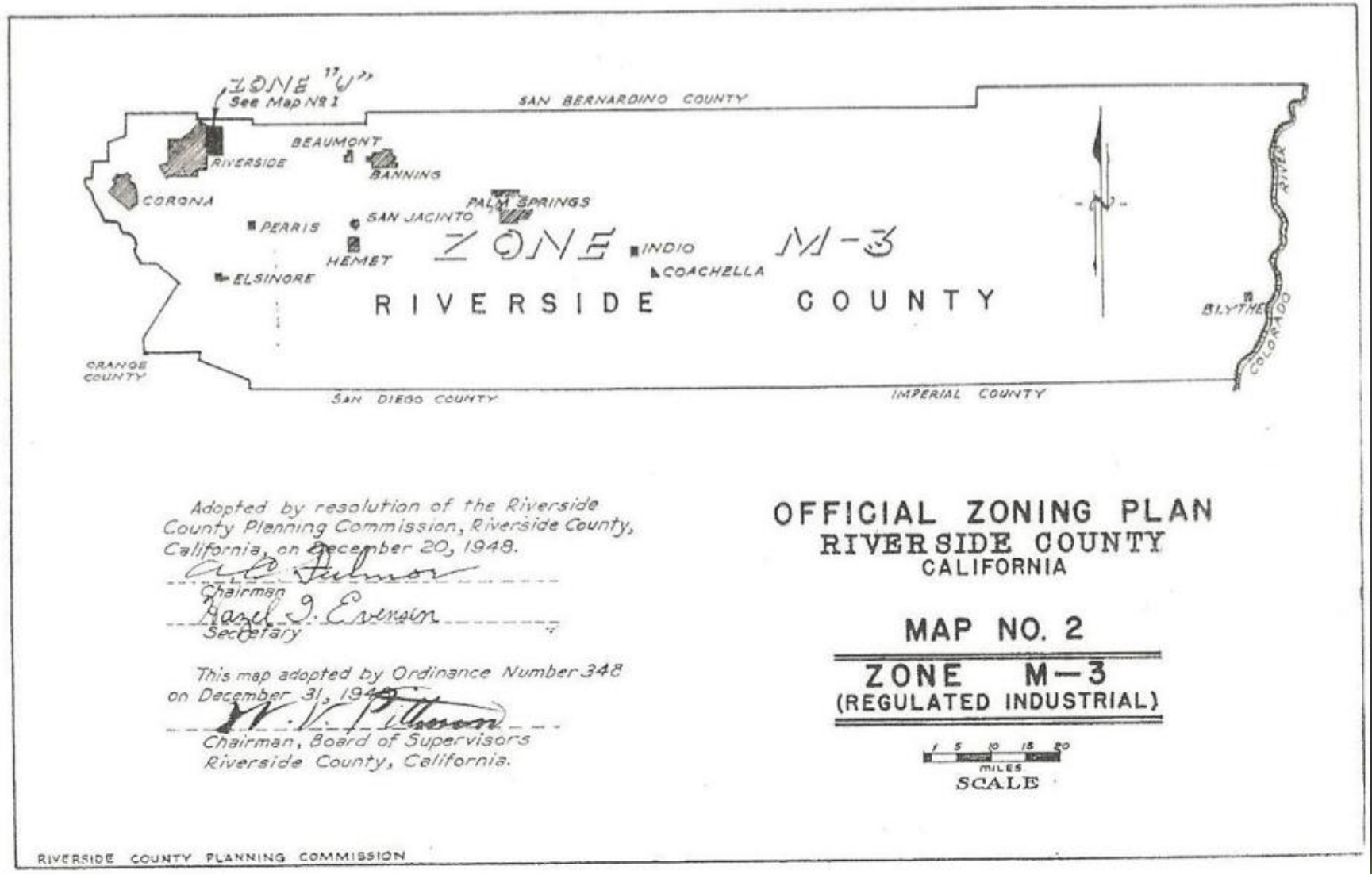
ZONING ORDINANCE COUNTY OF RIVERSIDE

Ordinance No. 348

Effective January 31, 1949

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