

Industrial Zones of Chapter II; EIR Draft 9/25/18

CHAPTER II - C

INDUSTRIAL AND MANUFACTURING ZONES

SECTION 1.0 The Industrial and Manufacturing Zones are intended to provide for areas for warehousing, assembly, and other similar types of employment. Each of the zones in this chapter addresses a unique need in Riverside County for certain types and intensities of industrial activities. The purpose of each industrial zone is as follows:

- A. **IP: Industrial Park** is the standard industrial zone used in most instances, and is to be applied under most circumstances when establishing a new industrial area. Most industrial and warehousing activities are to occur indoors in this zone. The I-P zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- B. **M-SC: Manufacturing – Service Commercial** It is the intent of the Board of Supervisors in amending this article to: 1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; 2. Provide the necessary improvements to support industrial growth; 3. Insure that new industry is compatible with uses on adjacent lands; and, 4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry. *The M-SC zone is considered to be generally consistent with the Community Development Foundation of the General Plan.*
- C. **M-M: Manufacturing – Medium** It is the intent of the Board of Supervisors in amending this article to: 1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; 2. Provide the necessary improvements to support industrial growth; 3. Insure the new industry is compatible with uses on adjacent lands; and, 4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry. The M-M zone is considered to be generally consistent with the Community Development Foundation of the General Plan.
- D. **M-H: Manufacturing - Heavy** It is the intent of the Board of Supervisors in amending this article to: 1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; 2. Provide the necessary improvements to support industrial growth; 3. Insure that new industry is compatible with uses on adjacent lands; and, 4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry. The M-H zone is considered to be generally consistent with the Community Development Foundation of the General Plan.

SECTION 2.0 USES PERMITTED IN THE I-P ZONE.

- A. **Uses by Right.**
 - 1. Emergency Shelters, homeless
 - 2. Sex Oriented Business pursuant to Ord. 743

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- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 2
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales
 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Use Permit.** There are no uses that utilize the procedures listed in Chapter I, Article 10, Section C, Subsection 3.
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
1. Churches, temples, and other places of religious worship
 2. Day Care, Type 3
 3. Industrial / manufacturing, type 1
 4. Offices, Professional
 5. One-family dwellings as an operator / proprietor / caretaker
 6. Parking lots and parking structures – private, stand alone
 7. Personal Services
 8. Printing services
 9. Recreation, commercial indoor
 10. Recycling facilities - collection
 11. Restaurant, either take-away, drive-in, or dine-in
 12. Transient Occupancy Establishments, Type 3
 13. Vehicle fueling stations; all storage tanks under ground
 14. Warehouse, distribution
 15. Warehouse, mini
 16. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 17. Wireless Communication facilities, Concealed
 18. Wireless communication facilities, disguised

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- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Agriculture, Type 3
 2. Airports / landing field / heliports
 3. Animal hospitals, large animals
 4. Hospital
 5. Parolee-Probationer Home
 6. Parolee – Probationer Home
 7. Recycling facilities - processing
 8. Solar power plants on a lot 10 acres or larger
 9. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use.
1. Donation Bins
 2. Metal Shipping Container

SECTION 3.0 DEVELOPMENT STANDARDS IN THE I-P ZONE.

- A. **Lot Size.** The minimum lot size shall be 20,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 100 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
- G. **Setbacks, front:** The front yard setback shall not be less than 25 feet from any street.
- H. **Setbacks, side:** The side yard setback shall not be less than 10 feet combined.
- I. **Setbacks, rear:** The rear yard setback shall not be less than 15 feet
- J. **Open Space / Landscape minimum:** A minimum of 15 % of the project area shall be landscaped.

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SECTION 4.0 USES PERMITTED IN THE M-SC ZONE.

A. **Uses by Right.**

1. Agriculture, Type 1
2. Sex Oriented Business, pursuant to Ord. 743

B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:

1. Advertising, Type 2
2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
3. Wireless communication facilities, co-located

C. **Uses Permits with Optional Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, Subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:

1. Kennel, Class I
2. Kennel, Class II
3. Kennel, Class III

D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:

1. Advertising, Type 3 (Heavy) (outdoor advertising displays)
2. Cattery
3. Churches, temples, and other places of religious worship
4. Day Care, (Type 3) Child (commercial)
5. Fortune telling, spiritualism, or similar activity (Ord. 508)
6. General Retail
7. Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)
8. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)

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9. One-family dwellings as an operator / proprietor / caretaker
 10. Parking lots and parking structures – private, stand alone
 11. Personal Services
 12. Printing services
 13. Raw material extraction and processing
 14. Recreation, commercial indoor
 21. Recycling facilities – collection
 22. Restaurant either take-away, drive-in, or dine-in
 23. Storage, outdoor - including vehicles, trailers, and boats
 24. Vehicle repair garages, Type 3
 25. Vehicle sale, rental and incidental repair
 26. Vehicle washes
 27. Warehouse, distribution
 28. Warehouse, mini
 29. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 30. Wireless communication facilities, concealed
 31. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance:
1. Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)
 2. Airports / landing field / heliports
 3. Alcohol production - primary operation; accessible for public on-site sampling and consumption
 4. Cemeteries, mortuaries, crematories and mausoleums
 5. Hazardous materials - above ground storage and sales
 6. Hospital
 7. Industrial / manufacturing, type 3
 9. Kennel, Class IV
 10. Mining Operations, subject to further requirements from Ord. 555

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11. Parolee-Probationer Home
 12. Recycling facilities - processing
 13. Solar power plants on a lot 10 acres or larger
 14. Theaters, drive-in
 15. Winery, Class I
 16. Winery, Class II
 17. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use.
1. Metal Shipping Container

SECTION 5.0 DEVELOPMENT STANDARDS IN THE M-SC ZONE.

The following shall be the standards of development in the M-SC Zone:

- A. **Lot Size.** The minimum lot size shall be 7,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 25 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0 feet
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
- G. **Setbacks, front:** The front yard shall not be less than 25 feet.
- H. **Setbacks, side:** Side yards shall not be less than 0 feet.
- I. **Setbacks, rear:** Rear yards shall not be less than 0 feet.
- J. **Open Space / Landscape minimum:** A minimum of 10% of the project area shall be landscaped.

SECTION 6.0 USES PERMITTED IN THE M-M ZONE.

- A. **Uses by Right.**
 1. Agriculture, Type 1

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2. Sex Oriented Business, pursuant to Ord. 743
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 2
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, Subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:
1. Kennel, Class I
 2. Kennel, Class II
 3. Kennel, Class III
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 3
 2. Alcohol production - primary operation; accessible for public on-site sampling and consumption
 3. Cattery
 4. Churches, temples, and other places of religious worship
 5. Day Care, Type 3
 6. General Retail
 7. Industrial / manufacturing, type 1
 8. Laboratories
 9. Offices, Professional
 10. One-family dwellings as an operator / proprietor / caretaker
 11. Parking lots and parking structures – private, stand alone

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12. Personal Services
 13. Printing services
 14. Raw material extraction and processing
 15. Recreation, commercial indoor
 16. Recycling facilities – collection
 17. Restaurant, either take-away, drive-in, or dine-in
 18. Storage, outdoor - including vehicles, trailers, and boats
 19. Vehicle fueling stations; all storage tanks under ground
 20. Vehicle repair garages, Type 3
 21. Vehicle sale, rental and incidental repair
 22. Vehicle sale, rental, and incidental repair, Type 2
 23. Vehicle washes
 24. Warehouse, distribution
 25. Warehouse, mini
 26. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 27. Winery, class I
 28. Winery, Class II
 29. Wireless Communication facilities, Concealed
 30. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted with a Conditional Use Permit been granted pursuant to the provisions of Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:
1. Agriculture, Type 3
 2. Airports / landing field / heliports

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3. Animal Keeping, Type 3
 4. Cemeteries, mortuaries, crematories and mausoleums
 5. Hazardous materials - above ground storage and sales
 6. Hospital
 7. Industrial / manufacturing, type 2
 8. Industrial / manufacturing, type 3
 9. Junk yards
 10. Kennel, Class IV
 11. Mining Operations, subject to further requirements from Ord. 555
 12. Solar power plants on a lot 10 acres or larger
 13. Theaters, drive-in
 14. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use.
1. Metal Shipping Container

SECTION 7.0 DEVELOPMENT STANDARDS IN THE M-M ZONE.

- A. **Lot Size.** The minimum lot size shall be 7,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 65 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
- G. **Setbacks, front:** The front yard setback shall not be less than 0 feet.
- H. **Setbacks, side:** The side yard setback shall not be less than 0 feet.

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- I. **Setbacks, rear:** The rear yard setback shall not be less than 0 feet.
- J. **Open Space / Landscape minimum:** A minimum of 10% of the project area shall be landscaped.

SECTION 8.0 USES PERMITTED IN THE M-H ZONE.

- A. **Uses by Right.**
 - 1. Agriculture, Type 1
 - 2. Sex Oriented Business, pursuant to Ord. 743
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Advertising, Type 2
 - 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales
 - 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, Subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Kennel, Class I
 - 2. Kennel, Class II
 - 3. Kennel, Class III
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, and as defined in Chapter IV of this ordinance.
 - 1. Advertising, Type 3
 - 2. Airports / landing field / heliports
 - 3. Alcohol production - primary operation; accessible for public on-site sampling and consumption
 - 4. Cattery
 - 5. Churches, temples, and other places of religious worship

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6. Day Care, Type 3
7. General Retail
8. Industrial / manufacturing, type 1
9. Laboratories (including film, dental, medical, research or testing)
10. Offices, Professional
11. One-family dwellings
12. Parking lots and parking structures – private, stand alone
13. Personal Services
14. Printing services
15. Raw material extraction and processing
16. Recreation, commercial indoor
17. Restaurant, either take-away, drive-in, or dine-in
18. Storage, outdoor - including vehicles, trailers, and boats
19. Vehicle fueling stations; all storage tanks under ground
20. Vehicle repair garages, Type 3
21. Vehicle sale, rental and incidental repair, Type 1
22. Vehicle sale, rental, and incidental repair Type 2
23. Warehouse, distribution
24. Warehouse, mini
25. WECS, Accessory; including other ancillary activities - generation of 100KW or less
26. Winery, class I
27. Winery, Class II
28. Wireless communication facilities, Concealed

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29. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a Conditional Use Permit has been approved pursuant to the provisions of Section Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:
1. Agriculture, Type 3
 2. Animal Keeping, Type 3
 3. Hazardous materials - above ground storage and sales
 4. Hazardous materials - Hazardous Waste Siting Permit
 5. Hospital
 6. Industrial / manufacturing
 7. Industrial / manufacturing
 8. Junk yards
 9. Kennel, Class IV
 10. Mining Operations, subject to further requirements from Ord. 555
 11. Recycling facilities - processing
 12. Solar power plants on a lot 10 acres or larger
 13. Theaters, drive-in
 14. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use.
1. Metal Shipping Container

SECTION 9.0 DEVELOPMENT STANDARDS IN THE M-H ZONE.

- A. **Lot Size.** The minimum lot size shall be 7,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 65 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.

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- D. **Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
- G. **Setbacks, front:** The front yard shall not be less than 0 feet.
- H. **Setbacks, side:** Side yards shall not be less than 0 feet.
- I. **Setbacks, rear:** Rear yards shall not be less than 0 feet.
- J. **Open Space / Landscape minimum:** A minimum of 10 % of the project area shall be landscaped.