

August 1, 2018



# Agenda Item No. 5.1

Riverside County Planning Commission

Zoning Ordinance – Commercial and Industrial Zones



# 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

I	Administrative Section	APPENDICIES
II	<b>Zone Categories</b>	A Allowable Uses Table
	A) Residential	Residential
	B) <b>Commercial</b>	<b>Commercial</b>
	C) <b>Industrial</b>	<b>Industrial</b>
	D) Agricultural	
	E) Open Space	
	F) Resources	
III	Special Provisions	B Development Standards Table
		Residential
		<b>Commercial</b>
		<b>Industrial</b>
IV	Glossary / Definitions	C Administrative Interpretations



# Chapters for Zoning Categories

## Residential

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

## Commercial

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

## Industrial

IP	MSC	MM	MH	
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## Agricultural

A1	A2	AP	AD	WC-W
WC-E	WC-WE	W-2		

## Natural Resources

MR	MR-A	WE		
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## Open Space

W-1	NA	R5		
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# GOALS

## Zoning Provisions

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



# 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



# 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 from the zone – and will be placed in Chapter III, under the provisions of that particular use
- 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



# 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)	U M	U M	U M	U 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



# END OF PRESENTATION



# BACKUP SLIDES



# 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





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		



## 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.**



## Issues with Existing Ord. 348

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





## 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



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# ZONING ORDINANCE

## COUNTY OF RIVERSIDE

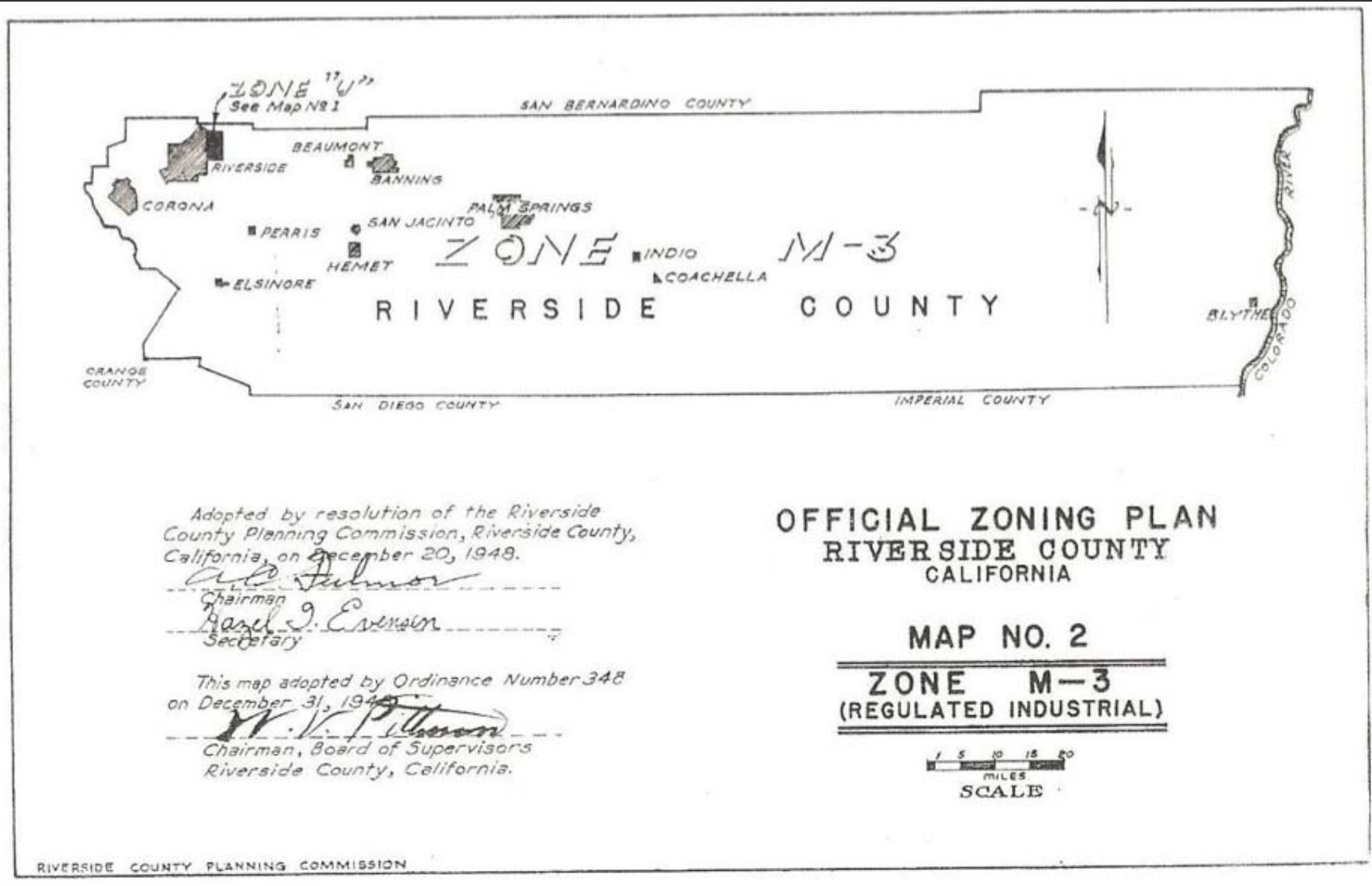
Ordinance No. 348

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





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

*A. B. Johnson*

*Chairman*

*Hazel J. Evenden*

*Secretary*

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

*W. V. Pittman*

*Chairman, Board of Supervisors*

*Riverside County, California.*

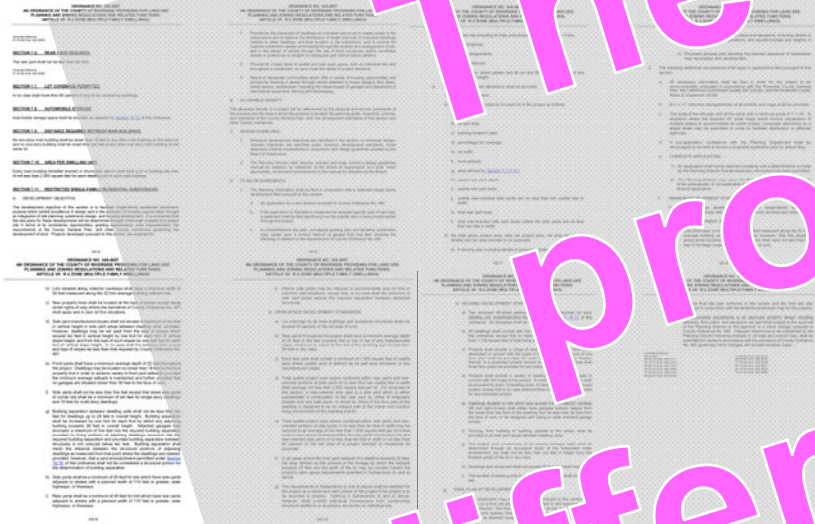




# EXAMPLES

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

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

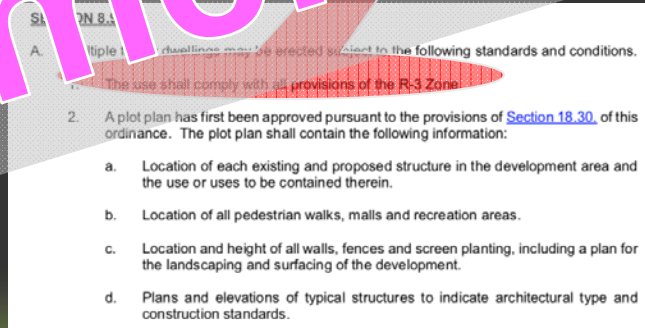


A. The following uses are allowed providing a plot plan shall first have been obtained pursuant to the provisions of Section 18.30.

13. Two family dwellings, multiple family dwellings, but not row courts and apartment houses.

The same project - different filing requirements

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





## 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%