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CHAPTER II - B

COMMERCIAL ZONES

SECTION 1.0 The Commercial Zones are intended to provide for areas for retail, office, and service establishments. Each of the zones in this chapter addresses a unique need in Riverside County for certain types and intensities of commercial activities. The purpose of each commercial zone is as follows:

- A. **C-1 / C-P: General Commercial** is the standard commercial zone used in most instances, and is to be applied under most circumstances when establishing a new commercial area. The C-1/C-P zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- B. **C-T: Tourist Commercial** is generally a less-intensive commercial area that encourages small-scale retail activities, as well as hotel and motel uses. This zone is intended to be established in resort areas. The C-T zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- C. **C-P-S: Scenic Highway Commercial** is intended to be used around established Scenic Highways, and is intended to be more restrictive in architecture allowable uses than the C-1/C-P zone. The C-P-S zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- D. **C-R: Rural Commercial.** The Board of Supervisors finds that because there is a need for small-scale, commercial uses in the outlying areas of the County along rural highway corridors for the convenience of residents and travelers, and because the development standards for these commercial uses should reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future, it is desirable to establish a zone classification which will promote these rural commercial uses on parcels of generally less than 2½ acres. This zone is not to be used within specific plans, within any city sphere of influence, or within 300ft of a freeway. The C-P-S zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan. *(Section 9.61 of 348)*
- E. **C-O: Commercial – Office.** The Board of Supervisors finds that there is a need in the County of Riverside for a zone classification designed to provide areas where primarily professional and administrative offices and related uses may be located. It is the intent that this zone classification ensures that such uses are well designed and landscaped to be harmonious and compatible with surrounding land uses. The C-O zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan. *(Section 9.71 of 348)*
- F. **C-C/V: Commercial Citrus/Vineyard.** The Board of Supervisors (~~Board~~) finds that there is a need in the County of Riverside for a zone classification within the "Citrus Vineyard Rural Policy Area" of the Riverside County General Plan that would encourage agricultural cultivation, vineyards, and wineries that would preserve the rural lifestyle, wine-making

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atmosphere and long term viability of wine-industry where such activities are occurring and that would protect such areas from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. The Board further finds that there is a need in the County of Riverside for small-scale, commercial uses that would not require a high level of public services and that would enhance the agricultural activities occurring in the policy area. The Commercial-Citrus/Vineyard (C-C/V) zone classification is intended to meet the above-referenced objectives and is used very meticulously. The C-C/V zone is considered to be generally consistent with the Agriculture Foundation Component of the General Plan.

~~In conjunction with development, the use of rural road standards as outlined in Ordinance No. 460 (Regulating the Division of Land) shall be implemented so as to reinforce the intent of this zone classification. The introduction of curbs, gutters, and streetlights shall be discouraged.~~

With the adoption of the Wine Country zones (WC's), the use of this zone is no longer encouraged, and no further properties will be zoned C-C/V. (14.81 of 348)

SECTION 2.0 USES PERMITTED IN THE C-1/C-P ZONE. (9.1 / 9.4 OF 348)

- A. **Uses by Right.** There are no uses that are allowed by right in this zone. However, the procedure for Tenant Changes are listed in Chapter I, Article 10, Section F.
- 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 (Medium) (associated with structures or businesses on-site) (See Chapter III, Article xxx)
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
 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. Advertising, Type 3 (See Chapter III, Article xxx)
 2. Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48) (See Chapter III, Article xxx)
 3. Auction houses / yards / swap meets; permanent facility

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4. Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
5. Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
6. Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
7. Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
8. Cannabis - Testing / Laboratory (CA license 8) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
9. Cannabis - Dispensary (CA license 10, 10A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
10. Cannabis - Distributor (CA license 11) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
11. Cannabis - Transporter (CA license 12) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
12. Cemeteries, mortuaries, crematories and mausoleums (including pet or human)
13. Churches, temples, and other places of religious worship
14. Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)
15. Day Care, Child (commercial)
16. Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)
17. Fortune telling, spiritualism, or similar activity (Ord. 508)
18. Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)
19. General Retail
20. Laboratories (including film, dental, medical, research or testing)
21. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)
22. One-family dwellings (operator / proprietor / caretaker)

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23. Parking lots and parking structures – private, stand alone
 24. Personal Services (adult) (massage establishments - Ord. 596)
 25. Personal Services (Barber / Beauty Shops / nail salons)
 26. Printing services (copying, binding, Blue Print and Duplicating Services)
 27. Recreation, commercial indoor
 28. Recreation, commercial outdoor
 29. Recycling facilities – collection
 30. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)(See Chapter III, Section xxx)
 31. Schools, museums, libraries, etc. – private
 32. Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)
 33. Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)
 34. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)
 35. Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground
 36. Vehicle repair garages (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping
 37. Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)
 38. Vehicle washes (including Cars and trucks)
 39. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42) (See Chapter III, Article xxx)
 40. Wireless Communication facilities, Concealed (See Chapter III, Article xxx)
 41. Wireless communication facilities, disguised (See Chapter III, Article xxx)
- 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. Airports / landing field / heliports
 2. Alcohol sales (off-site) (See Chapter III, Article xxx)
 3. Animal hospitals, large animals

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4. Community Care Facilities - (7 or more persons) (See Chapter III, Article xxx)
 5. Parolee – Probationer Home (See Chapter III, Article xxx)
 6. Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)
 7. Solar power plants on a lot 10 acres or larger
 8. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply) (See Chapter III, Article xxx)
 9. Theaters, Drive-in
 10. Vehicle repair garages (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping.
 11. Warehouse, mini
- 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. Hazardous materials - above ground storage and sales (such as propane / liquid petroleum).
 2. Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)

SECTION 3.0 DEVELOPMENT STANDARDS IN THE C-1/C-P ZONE.

- A. **Lot Size.** The minimum lot size shall be 0 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 0.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0.
- 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 100% 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
- I. **Setbacks, rear:** The rear yard setback shall not be less than 0 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 C-T ZONE. (9.25 / 9.26 of 348)

- A. **Uses by Right.** There are no uses that are allowed by right in this zone. However, the procedure for Tenant Changes are listed in Chapter I, Article 10, Section F
- 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 (Medium) (associated with structures or businesses on-site) (See Chapter III, Article xxx)
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
 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. Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48) (See Chapter III, Article xxx)
 2. **Cannabis** - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 3. **Cannabis** - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 4. **Cannabis** - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 5. **Cannabis** - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 6. **Cannabis** - Dispensary (CA license 10, 10A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 7. Churches, temples, and other places of religious worship
 8. Day Care, Child (commercial)

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9. General Retail (See Chapter III, Article xxx)
 10. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)
 11. Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts as a permanent use)
 12. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)
 13. Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground
 14. Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)
 15. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42) (See Chapter III, Article xxx)
- 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. Solar power plant on a lot 10 acres or larger.
- 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. There are no accessory uses specifically allowed in this zone.

SECTION 5.0 DEVELOPMENT STANDARDS IN THE C-T ZONE. (9.25 / 9.26 OF 348)

The following shall be the standards of development in the C-T Zone:

- A. **Lot Size.** The minimum lot size shall be 10,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 0.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0
- 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 100% of the lot.
- G. **Setbacks, front:** The front yard shall not be less than 10 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

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- J. **Open Space / Landscape minimum:** A minimum of 15% of the project area shall be landscaped.

SECTION 6.0 USES PERMITTED IN THE C-P-S ZONE.

- A. **Uses by Right.** There are no uses that are allowed by right in this zone. However, the procedure for Tenant Changes are listed in Chapter I, Article 10, Section F.
- 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 (Medium) (associated with structures or businesses on-site) (See Chapter III, Article xxx)
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
 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, and as defined in Chapter IV of this ordinance:
1. Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48) (See Chapter III, Article xxx)
 2. Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 3. Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 4. Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 5. Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 6. Cannabis - Dispensary (CA license 10, 10A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*

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7. Churches, temples, and other places of religious worship
8. Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)
9. Day Care, Child (commercial)
10. Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)
11. Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)
12. General Retail(See Chapter III, Article xxx)
13. Laboratories (including film, dental, medical, research or testing)
14. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)
15. One-family dwellings (operator / proprietor / caretaker)
16. Parking lots and parking structures – private, stand alone
17. Parking lots and parking structures – private, stand alone
18. Personal Services (adult) (massage establishments - Ord. 596)
19. Personal Services (Barber / Beauty Shops / nail salons)
20. Printing services (copying, binding, Blue Print and Duplicating Services)
21. Recreation, commercial indoor(See Chapter III, Article xxx)
22. Recreation, commercial outdoor(See Chapter III, Article xxx)
23. Recycling facilities – collection
24. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only) (See Chapter III, Article xxx)
25. Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)
26. Theaters, non-vehicular (including amphitheatres, movie theaters, playhouses, and other auditoria)

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27. Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts as a permanent use)
 28. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)
 29. Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground
 30. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42) (See Chapter III, Article xxx)
 31. Wedding chapels
 32. Wireless Communication facilities, Concealed (See Chapter III, Article xxx)
 33. Wireless communication facilities, disguised (See Chapter III, Article xxx)
- 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. Airports / landing field / heliports
 2. Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations) (See Chapter III, Article xxx)
 3. Animal hospitals, large animals
 4. Cemeteries, mortuaries, crematories and mausoleums (including pet or human)
 5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (10.102A) - (7 or more persons) (See Chapter III, Article xxx)
 6. Parolee-Probationer Home (per 18.52) (See Chapter III, Article xxx)
 7. Schools, museums, libraries, etc. – private
 8. Solar power plants on a lot 10 acres or larger
 9. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)
 10. Theaters, drive-in
 11. Vehicle repair garages (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping

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12. Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)
 13. Vehicle washes (including Cars and trucks)
- F. **Accessory Uses.** An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use. ~~including but not limited to:~~
1. Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)
 2. Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)

SECTION 7.0 DEVELOPMENT STANDARDS IN THE C-P-S ZONE.

- A. **Lot Size.** The minimum lot size shall be 0 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 0.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0.
- 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 100% 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.
- I. **Setbacks, rear:** The rear yard setback shall not be less than 0 feet.
- J. **Open Space / Landscape minimum:** A minimum of 15% of the project area shall be landscaped.

SECTION 8.0 USES PERMITTED IN THE C-R ZONE.

- A. **Uses by Right.** There are no uses that are allowed by right in this zone. However, the procedure for Tenant Changes are listed in Chapter I, Article 10, Section F.
- 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 (Medium) (associated with structures or businesses on-site) (See Chapter III, Article xxx)

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2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** 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 conditional use permit has been granted pursuant to the provisions of ~~Section 18.28~~ Chapter I, Article 10, Section C, and as defined in Chapter IV of this ordinance.
1. Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48) (Chapter III, Section xxx)
 2. Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 3. Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 4. Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 5. Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 6. Cannabis - Testing / Laboratory (CA license 8) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 7. Cannabis - Distributor (CA license 11) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 8. Churches, temples, and other places of religious worship
 9. Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)
 10. Day Care, Child (commercial)
 11. Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)
 12. Fortune telling, spiritualism, or similar activity (Ord. 508)

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13. Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)
 14. General Retail
 15. Personal Services (Barber / Beauty Shops / nail salons)
 16. Recreation, commercial indoor
 17. Recycling facilities – collection
 18. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only) (Chapter III, Section xxx)
 19. Schools, museums, libraries, etc. – private
 20. Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground
 21. Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length) (Chapter III, Section xxx)
 22. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42) (Chapter III, Section xxx)
 23. Wireless Communication facilities, Concealed (Chapter III, Section xxx)
 24. Wireless communication facilities, disguised (Chapter III, Section xxx)
- 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. Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations) (See Chapter III, Section xxx)
 2. Animal hospitals, large animals
 3. Community Care Facilities - Congregate Living Care (7+ persons) (19.102)(Chapter III, Section xxx)
 4. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (10.102A) - (7 or more persons)(Chapter III, Section xxx)
 5. One-family dwellings (operator / proprietor / caretaker)
 6. Solar power plants on a lot 10 acres or larger

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7. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)
 8. Vehicle repair garages (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping
- E. **Accessory Uses.** An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use.
1. Cannabis - Manufacturing, Non-volatile solvents (CA license 6)

SECTION 9.0 DEVELOPMENT STANDARDS IN THE C-R 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 0.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0.
- E. **Building Height:** The maximum building height shall be 40 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 20% 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 25 feet.
- I. **Setbacks, rear:** Rear yards shall not be less than 25 feet.
- J. **Open Space / Landscape minimum:** A minimum of 15 % of the project area shall be landscaped.

SECTION 9.1 LOCATIONAL POLICIES FOR THE C-R ZONE.

No zone change to the C-R Zone shall be approved if:

- A. Any part of the parcel lies within an approved specific plan of land use; or,
- B. Any part of the parcel is contiguous to any city or lies within the adopted sphere of influence of any city; provided, however, that a zone change may be approved within the adopted sphere of a city if the Board determines that the zone change will not conflict with the expected development patterns of the area; or,
- C. Any part of the parcel lies within 300 feet of a freeway.

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SECTION 10 USES PERMITTED IN THE C-O ZONE.

- A. **Uses by Right.** There are no uses that are allowed by right in this zone. However, the procedure for Tenant Changes are listed in Chapter I, Article 10, Section F.
- 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 (Medium) (associated with structures or businesses on-site) (See Chapter III, Article xxx)
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
 2. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** 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 ~~conditional~~ 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. Cannabis - Testing / Laboratory (CA license 8) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 2. Churches, temples, and other places of religious worship
 3. Day Care, Child (commercial)
 4. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)
 5. Parking lots and parking structures – private, stand alone
 6. Schools, museums, libraries, etc. – private
 7. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
 8. Wireless Communication facilities, Concealed
 9. 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 Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:

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1. Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)
 2. Community Care Facilities - Congregate Living Care (7+ persons) (19.102)
 3. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (10.102A) - (7 or more persons)
 4. Laboratories (including film, dental, medical, research or testing)
 5. Recreation, commercial indoor
 6. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)
 7. Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)
 8. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)
 9. Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping
- F. **Accessory Uses.** An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use. No accessory uses are specifically described in the C-O Zone, but the Zoning Administrator may determine that that a proposed use is secondary and accessory to an existing use.

SECTION 11 DEVELOPMENT STANDARDS IN THE C-O ZONE.

- A. **Lot Size.** The minimum lot size shall be 0 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 0.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0.
- E. **Building Height:** The maximum building height shall be 40 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- G. **Setbacks, front:** The front yard shall not be less than 0 feet

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- 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 15 % of the project area shall be landscaped.

SECTION 12 USES PERMITTED IN THE C-C/V ZONE.

- A. **Uses by Right.**
 - 1. Animal Keeping, Type 1 (light) (personal pets, grazing)
 - 2. FFA / 4H Activities
- 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 (Medium) (associated with structures or businesses on-site)
 - 2. Day Care, (Type 2) Large Family (18.29a)
 - 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** 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 conditional 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. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)
 - 2. Day Care, (Type 3) Child (commercial)
 - 3. General Retail
 - 4. One-family dwellings, additional per 10 acres of land
 - 5. Personal Services (adult) (massage establishments - Ord. 596)
 - 6. Schools, museums, libraries, art galleries, etc. – private
 - 7. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
 - 8. Wireless Communication facilities, Concealed
 - 9. Wireless communication facilities, disguised

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- E. **Conditional Use Permit.** There are no uses that are permitted provided a conditional use permit has been approved pursuant to the provisions of Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance.
- F. **Accessory Uses.** An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use. No accessory uses are specifically described in the C-C/V Zone, but the Zoning Administrator may determine that that a proposed use is secondary and accessory to an existing use.

SECTION 13 DEVELOPMENT STANDARDS IN THE C-C/V ZONE.

- A. **Lot Size.** The minimum lot size shall be 2 ½ acres feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 0.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0.
- E. **Building Height:** The maximum building height shall be 40 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 30% of the lot.
- G. **Setbacks, front:** The front yard shall not be less than 10 feet
- H. **Setbacks, side:** Side yards shall not be less than 5 feet
- I. **Setbacks, rear:** Rear yards shall not be less than 5 feet.
- J. **Open Space / Landscape minimum:** A minimum of 15 % of the project area shall be landscaped.

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EXCERPT FROM APPENDIX A, ALLOWABLE USES (for ease of use and review only, not to be included in final version of this Article)

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		
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)				A		
Cannabis - Testing / Laboratory (CA license 8)	U			U	U	
Cannabis - Dispensary (CA license 10, 10A)	U	U	U			

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Cannabis - Distributor (CA license 11)	U			U		
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)	U		C			
Churches, temples, and other places of religious worship	U	U	U	U	U	
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)	U		U	U	C	
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)	C		C	C	C	
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)	C		C	C	C	
Day Care, (Type 2) Large Family (18.29a)						M
Day Care, (Type 3) Child (commercial)	U	U	U	U	U	U
FFA / 4H Activities						P
Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)	U		U	U		
Fortune telling, spiritualism, or similar activity (Ord. 508)	U			U		
Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)	U		U	U		
General Retail	U	U	U	U		U
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)	A		A			
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)	A		A			
Laboratories (including film, dental, medical, research or testing)	U		U		C	

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Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage	M		M	M		
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)	U		U		U	
One-family dwellings (operator / proprietor / caretaker)	U		U	C		
One-family dwellings, additional per 10 acres of land						U
Parking lots and parking structures – private, stand alone	U		U		U	
Parolee-Probationer Home (per 18.52)	C		C			
Personal Services (adult) (massage establishments - Ord. 596)	U		U			U
Personal Services (Barber / Beauty Shops / nail salons)	U		U	U		
Printing services (copying, binding, Blue Print and Duplicating Services)	U		U			
Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)	C					
Recreation, commercial indoor	U		U	U	C	
Recreation, commercial outdoor	U	C	U			
Recycling facilities - collection	U		U	U		
Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)	U	U	U	U	C	
Schools, museums, libraries, art galleries, etc. - private	U		C	U	U	U
Solar power plants on a lot 10 acres or larger	C	C	C	C		
Special Event Facility (including Wedding chapels)			U			

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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			
Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)	U		U			
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(5 or fewer guest rooms)		U	U			
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)	U	U	U	U	C	
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground	U	U	U	U		
Vehicle repair garages (Type 1) (light) (all indoor)	U		U			
Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping	U		C	C	C	
Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping	C		C			
Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)	U	U	C	U		
Vehicle washes (including Cars and trucks)	U		C			
Warehouse, mini	C					
WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)	U	U	U	U	U	U

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Wireless communication facilities, co-located	M	M	M	M	M	M
Wireless Communication facilities, Concealed	U	U	U	U	U	U
Wireless communication facilities, disguised	U	U	U	U	U	U

EXCERPT FROM APPENDIX B; DEVELOPMENT STANDARDS (for ease of use and review only, not to be included in final version of this Article)

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