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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING NUMEROUS SECTIONS OF TITLE 19.

The City Council of the City of Riverside does ordain as follows:

Section 1: Section 19.060.030 of the Riverside Municipal Code is added as follows:

“Section 19.060.030 Rules and interpretations.

A. *Terminology.* When used in the Zoning Code, the following rules apply to all provisions of the Zoning Code:

...

D. *Intent.* Whenever there is any question regarding the interpretation of the provisions of the Zoning Code or their application to any specific case or situation, the Community & Economic Development Department Director or his/her designee, shall interpret the intent of the Zoning Code. The Community & Economic Development Director or his/her designee shall have the authority to forward to the Planning Commission any question regarding interpretation.

...”

Section 2: Table 19.150.020.A of the Riverside Municipal Code entitled “Permitted Uses Table” is amended as shown in Exhibit “A” attached hereto and incorporated herein.

Section 3. Table 19.150.020.B of the Riverside Municipal Code entitled “Incidental Uses Table” is amended as shown in Exhibit “B” attached hereto and incorporated herein.

Section 4. Table 19.150.020.C of the Riverside Municipal Code entitled “Temporary Uses Table” is amended as shown in Exhibit “C” attached hereto and incorporated herein.

Section 5. Section 19.410.040 of the Riverside Municipal Code is amended as follows:

“Section 19.410.040 Site location, operation and development standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to vehicle fuel stations unless otherwise specified here.

...

1 C. Except as setbacks along arterial streets may require additional setbacks, all buildings, structures
2 or improvements shall meet the following setbacks:

3 1. Gasoline and hydrogen fuel pumps or dispensers and canopies shall be located no closer
4 than 20 feet from any property line.

5 ...

6 F. Screening of pump islands and storage/production tanks for hydrogen fuel stations is encouraged
7 by orienting on-site buildings closer to perimeter street frontages.

8 G. Screening of hydrogen fuel storage/production tanks shall be accomplished by orienting the tanks
9 behind on-site buildings and within a solid masonry wall enclosure that blends with the building. If
10 this cannot be accomplished, screening shall consist of landscaping and/or artwork, or alternative
11 methods at the discretion of the approving authority. Use of chain-link or similar fencing materials is
12 not permitted.

13 H. Notwithstanding other provisions to the contrary, the following site operation standards shall apply
14 to vehicle stations:

15 1. Operations outside the vehicle fuel station building shall be limited to the dispensing of
16 gasoline, oil, air and water.

17 ...

18 5. Hydrogen fuel pumps shall be oriented to provide adequate circulation throughout the site

19 I. Hydrogen fuel stations shall comply with the following:

20 1. Safety and performance standards established by the Society of Automotive Engineers and
21 accredited nationally recognized testing laboratories;

22 2. Any rules established by the state Air Resources Board, Energy Commission, or Department
23 of Food and Agriculture regarding safety, reliability, weights, and measures; and

24 3. All other applicable codes and regulations.”

25 Section 6. Section 19.440.030 of the Riverside Municipal Code is amended as follows:

26 “Section 19.440.030 Site location, operation and development standards.

27 These standards supplement the standards for the zone in which the accessory use is located. If an
28 accessory structure is attached to the principal building, such structure shall comply with the

1 development standards for the principal building.

2 ...

3 E. Accessory structures within the single-family residential zones shall comply with the following
4 additional regulations.

5 1. Setbacks.

6 ...

7 2. Size limits for accessory structures.

8 a. All metal accessory structures shall be limited to a maximum total floor area of 120
9 square feet in the RR, RE, and R-1 Zones.

10 b. Accessory structures shall be limited to a maximum floor area of 750 square feet on
11 lots less than one-half acre in the RR, RE, and R-1 Zones.

12 i. Exceptions. There is no size limit for accessory structures in the following
13 instances:

14 (1) In the RC, RA-5, R-3 or R-4 Zones.

15 (2) On lots one-half acre or greater in the RR, RE, and R-1 Zones.

16 (3) When built in conjunction with a Planned Residential Development (i.e.
17 clubhouse) or Conditional Use Permit (i.e. assemblies of people - nonentertainment or assisted
18 living).

19 ...”

20 Section 7. Section 19.442.030 of the Riverside Municipal Code is amended as follows:

21 “Section 19.442.030 Requirements.

22 An application for an ADU, MADU or JADU shall demonstrate compliance with all the standards and
23 limitations set forth in this section, to the satisfaction of the Community & Economic Development
24 Director or his/her designee.

25 A. *General.*

26 1. ADUs and JADUs shall comply with State and local building code requirements for
27 dwellings.

28 ...

1 10. For JADUs, a deed restriction shall be recorded, to run with the land and to prohibit the
2 sale of the JADU separate from the sale of the primary dwelling as identified in 19.442.030(F).

3 ...

4 E. *Number of Units.*

5 1. Single-family.

6 a. The number of dwellings permitted on a lot developed with an existing or proposed
7 single-family residence shall be limited to the primary dwelling; one attached or converted
8 ADU; one detached, new construction ADU or MADU; and one JADU.

9 ...”

10 Section 8. Section 19.450.030 of the Riverside Municipal Code is amended as follows:

11 “Section 19.450.030 Site location, operation and development standards.

12 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
13 apply to all establishments selling alcohol, unless otherwise specified here.

14 A. *Off-sale of all alcoholic beverages.*

15 ...

16 C. *On-sale of all alcoholic beverages.*

17 1. The business shall not be located within 600 feet of a hospital, public or private school (pre-
18 school through twelfth grade), assemblies of people—non-entertainment or public park, as measured
19 from any point upon the outside walls of the building or building lease space containing the business
20 to the nearest property line of the hospital, school, assemblies of people—non-entertainment or park
21 site, except in the Downtown Arts and Entertainment District, as defined in Article X (Definitions),
22 where the 600 foot distance restriction does not apply. However, in said Downtown Arts and
23 Entertainment District, the Community & Economic Development Department Director or his/her
24 designee, shall consider distances from the above listed uses for the purpose of achieving compatibility
25 of the business with neighboring uses as part of the review process.

26 ...”

27 //

28 //

1 Section 9. Section 19.450.040 of the Riverside Municipal Code is amended as follows:

2 “Section 19.450.040 Other applicable regulations.

3 Where the Department of Alcoholic Beverage Control (ABC) determines that an area has an over
4 concentration of alcoholic beverage licenses and/or a higher than average crime rate ABC may deny
5 an application for alcohol sales unless the Community & Economic

6 Development Department Director or his/her designee or City Planning Commission makes a
7 determination that public convenience or necessity will be served by the proposed project. The
8 determination that public convenience or necessity will be served shall be made through the following
9 findings:

10 A. That the license applicant has submitted a request for a particular type of alcoholic beverage
11 license, license upgrade, or premises-to-premises transfer and will agree to all conditions placed on
12 the application;

13 B. That the proposed use is compatible with surrounding uses and will enhance economic
14 vitality and improve consumer choice in the surrounding area; and

15 C. That the proposed use will not increase the severity of existing law enforcement or public
16 nuisance problems in the area.”

17 Section 10. Section 19.455.020 of the Riverside Municipal Code is amended as follows:

18 “Section 19.455.020 Applicability and permit requirements.

19 Animal keeping, of both domestic and non-domestic animals, as defined in Article X (Definitions),
20 are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions
21 subject to the requirements contained in this chapter.

22 A. Animal keeping, as defined in this chapter, includes the keeping of domestic and non-
23 domestic animals and other species as may be determined by the Community & Economic
24 Development Department Director or his/her designee to be similar in nature.

25 ...”

26 Section 11. Section 19.465.030 of the Riverside Municipal Code is amended as follows:

27 “Section 19.465.030 Site location, operation development standards.

28 The standards set forth in Article V, Base Zone and Related Use and Development Provisions shall

1 apply to agricultural caretaker living quarters, unless otherwise specified here.

2 A. *Caretaker living quarters—Agricultural.*

3 ...

4 C. *Caretaker living quarters—Temporary during construction.*

5 1. The temporary unit shall be located on-site and in the rear half of the lot, unless
6 otherwise approved by the Community & Economic Development Department Director or his/her
7 designee. In no instance shall the temporary unit be located within public right-of-way.

8 ...

9 5. The unit shall be allowed to remain on the site for an initial period of no more than six
10 months, except that individual extensions of up to three months each with a maximum of one year
11 from the date of the initial siting may be granted by the Community & Economic Development
12 Director or his/her designee. There shall be no fee for these time extensions. In considering whether
13 to grant a time extension, the Community & Economic Development Department Director or his/her
14 designee may consider evidence of any land use compatibility related complaints from surrounding
15 residents and property owners.

16 ...”

17 Section 12. Section 19.545.050 of the Riverside Municipal Code is amended as follows:

18 “Section 19.545.050 Permitted density bonus.

19 A residential development project that complies with the eligibility requirements of
20 Section 19.545.040 shall be granted a density bonus as follows:

21 A. *Bonus for very low-, low-, and moderate-income housing.*

22 ...

23 C. *Bonus for other housing categories.* A residential development project that complies with the
24 eligibility requirements of Section 19.545.040 shall be entitled to density bonus as follows:

25 1. Units for transitional foster youth, disabled veterans, homeless persons, or seniors: 20
26 percent density bonus

27 2. Units for lower-income students: density bonus varies based on percentage of low-income
28 units in the development, up to 50 percent pursuant to California Government Code Section

1 65915(f)(3)(C).

2 ...”

3 Section 13. Table 19.650.020 of the Riverside Municipal Code entitled “Approving and
4 Appeal Authority” is amended as shown in Exhibit “D” attached hereto and incorporated herein.

5 Section 14. Table 19.740.020 of the Riverside Municipal Code entitled “Temporary Use
6 Permit” is amended as shown in Exhibit “E” attached hereto and incorporated herein.

7 Section 15. Section 19.740.040 of the Riverside Municipal Code is amended as follows:
8 “Section 19.740.040 Exemption.

9 A. Any temporary uses allowed by this chapter proposed to be located within the boundaries of the
10 Riverside Convention Center shall be exempt from the TUP process. Any proposed tents or structures
11 shall be reviewed and approved by the Building and Safety Division and/or Fire Department which
12 may require additional permits. Events which utilize adjacent sidewalks or other public property shall
13 be subject to the granting of a Special Events Permit.

14 ...

15 E. Minor parking lot sales in conjunction with a permanent land use, on properties zoned CR-
16 Commercial Retail, CG-Commercial General, and CRC-Commercial Regional Center are permitted
17 and exempt from the TUP process provided that sales occur with written permission from the property
18 owners. Sales shall occur up to four times a year for up to four days at a time. *Minor parking lot sales*
19 shall be defined as those that do not require parking or drive aisle circulation space; are limited to a
20 single vendor; and sell floral, holiday, and graduation gifts only.”

21 Section 16. Section 19.850.040 of the Riverside Municipal Code is amended as follows:
22 “Section 19.850.040 Approval/referral.

23 The request for reasonable accommodation will be considered by the Development Review Committee
24 who may deny, approve, or conditionally approve the request. The Development Review Committee
25 may also refer the request, if it is determined to be significantly controversial, to the Planning
26 Commission. The request shall be placed on the next regularly scheduled meeting agenda. ”

27 //

28 //

1 Section 17. Section 19.895.020 of the Riverside Municipal Code is amended as follows:

2 “Section 19.895.020 Procedures.

3 The following procedures apply to applications for a Room Rental Permit:

4 A. *Application.* Owners of a single-family residential property that includes a primary dwelling or
5 dwellings, accessory dwelling unit and/or junior accessory dwelling unit wishing to rent a room or
6 rooms to more than two, but not more than four individuals shall make written application to the
7 Community & Economic Development Department Director or his/her designee, including all the
8 material deemed necessary to demonstrate compliance with the provisions for this use in Chapter
9 19.520 (Rental of Rooms), including, a signed copy of the Room Rental Permit Agreement to meet
10 the requirements for additional rentals.

11 ...”

12 Section 18: The City Council has reviewed the matter and, based upon the facts and
13 information contained in the staff reports, administrative record, and written and oral testimony,
14 hereby finds that this ordinance is not subject to CEQA pursuant to Section 15061(b)(3) (General
15 Rule), as it can be seen with certainty that approval of the project will not have an effect on the
16 environment.

17 Section 19: The City Clerk shall certify to the adoption of this ordinance and cause publication
18 once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City
19 of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption but
20 shall not be operative and enforced by the City of Riverside until approved by the voters of the City
21 of Riverside in compliance with California law.

22 ADOPTED by the City Council this _____ day of _____, 2025.

23

24

25

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

26

Attest:

27

28

DONESIA GAUSE
City Clerk of the City of Riverside

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing ordinance was duly and regularly introduced and adopted at a meeting of the City Council
3 on the _____ day of _____, 2025, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

8 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
9 City of Riverside, California, this _____ day of _____, 2025.

10
11 _____
12 DONESIA GAUSE
13 City Clerk of the City of Riverside
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28 311734 09/16/25

EXHIBIT "A"

19.150.020.A Permitted Uses Table

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		NC Overlay
Accessory Buildings & Structures																						See Incidental Uses Table
Adult-Oriented Businesses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	9.40 - Adult-Oriented Businesses 19.240 - Adult-Oriented Businesses
Agricultural Field Office																						See Incidental Uses Table
Agricultural Stand																						See Incidental Uses Table
Agriculture, Horticulture and Growing of Nursery Plants (Farms, Field Crops, Flower & Truck Gardening, Orchards, Ranches & Tree Crops)	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	
Aircraft Charter Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	For parking see Offices - Business and Professional under 19.580
Aircraft Parts, Supplies, Merchandise and Equipment Shops	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	For parking see Vehicle Sales under 19.580

Aircraft Sales, Rental, Service, Repair and Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	For parking see Vehicle Sales under 19.580
Airports - Private	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	
Airports - Public	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	
Alcohol Sales																						See Incidental Uses Table
Ambulance Company:																						5.65 - Convalescent
With Vehicle Storage	X	X	X	X	X	X	X	X	X	C	X	X	X	X	P	P	P	P	X	X	X	Transport Vehicles
Without Vehicle Storage	X	X	X	X	X	X	X	P	P	P	X	X	X	X	P	P	P	P	X	X	X	5.66 - Ambulances
Animal Keeping																						See Incidental Uses Table
Commercial Kennels & Catteries:																						19.270 - Commercial Kennels & Catteries
Outdoor Kennels & Catteries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	
Indoor Kennels & Catteries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	
Sales	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
Grooming (No overnight/long term boarding)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	MC	X	X	X	X	P	
Arcades and Internet/Cyber Cafés	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	MC	19.245 - Arcades and Internet/Cyber Cafés
Artist Studio (Including Photo)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	X	X	P	For parking see Offices - Business, and Professional under 19.580
Assemblies of People - Entertainment - Not Including Adult-Oriented Businesses (e.g., Theater - Live Performance, Motion Picture, Auditoriums, Banquet Halls, etc.) - Not Subject to the Provisions of RMC 5.80 (Entertainment Permit)	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X	C	19.250 - Assemblies of People - Entertainment 5.80 - Entertainment Permit 19.149 Airport Land Use Compatibility***

Assemblies of people—non-entertainment (e.g., Places of Worship, Fraternal, Service Organizations, Conference Facilities, etc.)	X	X	C	C	C	C	X	C	C	C	C	C	C	C	C	C	X	X	X	X	C	19.255 - Assemblies of people—non-entertainment 5.24 - Dance Halls & Public Dances
Storefront	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	MC	X	X	P/MC	5.60 - Bingo See 19.149 - Airport Land Use Compatibility*** 19.740 - Temporary Use Permit (Temporary Emergency Shelter with Assemblies of People - Non - Entertainment) 19.910 - Definitions See Incidental Use Table for Tiny Homes and Tiny Home Communities See Temporary Use Table for Temporary Emergency Shelter
Assisted Living (Residential Care Facilities)	X	X	X	X	C	C	X	C	C	C	X	X	X	X	X	X	X	X	X	X	X	19.260 - Assisted Living 5.65 - Convalescent Transport Vehicles See 19.149 - Airport Land Use Compatibility***
Auction House (Indoor)	X	X	X	X	X	X	X	X	C	C	X	X	X	X	C	C	X	X	X	X	X	For parking see Assemblies of People under 19.580
Auxiliary Dwelling Unit																						See Incidental Uses Table
Bail Bonds Office	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	19.265 - Bail Bonds Establishments For parking see

																						Offices - Business, and Professional under 19.580
Bakery - Retail	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	For parking see Retail Sales under 19.580
Bakery - Wholesale	X	X	X	X	X	X	X	X	P	P	P	X	X	X	P	P	P	X	X	X	X	For parking see Manufacturing under 19.580
Banks and Financial Institutions/Services, Including Brokerages	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	X	X	P	19.475 - Drive-Thru Businesses
With Drive-thru Lanes (including drive-up ATM's)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	
Bars, Saloons, Cocktail, Lounges & Taverns	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	X	X	X	X	X	X	MC/C	19.450 - Alcohol Sales
Bed and Breakfast Inn	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X	X	X	X	P/MC	19.325 - Historic
In Historic Residence	X	X	MC	MC	MC	MC	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X	X	X	X	P/MC	Residence Used for Retail Business, Office or Bed and Breakfast
Boardinghouse	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.910 Definitions
Boarding of Cats and Dogs/Kennels:																						19.270 - Boarding of Cats and Dogs/Kennels
Outdoor Kennels	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	
Indoor Kennels	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	
Sales	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
Grooming (No overnight/long term boarding)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	MC	X	X	X	X	P	
Brewery:																						19.272 - Breweries, Micro-Breweries, Brewpubs, and Brew-On-Premises
Brewery, Microbrewery and Winery manufacturing and wholesale only.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	19.450 - Alcohol Sales
Brewery, Microbrewery, and Winery with off-sale retail and/or on-site tasting.	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	MC	MC	MC	MC	X	X	MC	
Brewpub	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	X	MC	

Brew-On-Premises (no tasting or sale of prepared beers)	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	MC	MC	MC	MC	X	X	X	
Brew-On-Premises (with tasting and/or retail sales of prepared beers)	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	MC	MC	MC	MC	X	X	MC	
Distillery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	MC	X	X	X	
Building Materials Supply Store (Wholesale with ancillary retail sales)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X	X	19.273 - Building Materials Supply Store (Wholesale with ancillary retail sales)
Bus Terminals	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X	C	X	X	X	X	X	19.275 - Bus Terminals
Business Support Services & Facilities (Including Graphic Reproduction, Computer-services, etc.)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	P	P	X	X	P	
Cannabis Cultivation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	See Also Incidental Uses Table
Cannabis, Microbusiness	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Cannabis Storefront Retail																						See Retail Sales
Cannabis Testing Laboratory																						See Laboratories - Research
Cannabis Warehouse/Distribution																						See Warehouse & Distribution Facilities
Caretaker Living Quarters																						See Incidental Uses Table
Catering Establishments	X	X	X	X	X	X	X	MC	P	P	P	P	P	P	P	P	X	P	X	X	P	6.08 - Regulation of Food Establishments and Food Facilities 6.09 - Regulation of Food Handlers
Cemeteries, Mortuaries & Ancillary Uses	X	X	C	C	C	X	X	X	C	C	X	X	X	X	X	C	C	C	X	X	X	
Crematoriums	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	C	C	C	X	X	X	
Check Cashing	X	X	X	X	X	X	X	X	P/MC	P/MC	X	X	X	X	X	X	X	X	X	X	MC	19.280 - Check Cashing

																						Establishments For parking see Banks and Financial Service under 19.580
Commercial Kitchen (no on-site dining)	X	X	X	X	X	X	X	X	P	P	P	X	X	X	P	P	P	X	X	X	P	For parking see Manufacturing under 19.580
Commercial Storage Facilities (Mini-Warehouse) ¹																						19.190 - Commercial Storage Overlay Zone
Day Care Centers	X	X	MC	MC	MC	MC	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	MC	19.290 - Day Care Centers See 19.149 - Airport Land Use Compatibility***
Drug Store or Pharmacy:																						
2,000 sq. ft. or less and no drive-thru lane(s)	X	X	X	X	X	X	X	MC	P	P	P	P	P	P	X	X	X	X	X	X	P	
2,000 sq. ft. or less with drive-thru lane(s)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	X	
More than 2,000 sq. ft. and no drive-thru lane(s)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	X	
More than 2,000 sq. ft. with drive-thru lane(s)	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	X	
Equipment (Large) Sales and Rental	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	MC	MC	MC	X	X	X	19.300 - Equipment (Large) Sales and Rental
Equipment (Small) Sales and Rental	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	MC	P	P	P	X	X	X	
Farmers' Markets - Certified	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	MC	MC	MC	X	X	X	X	X	X	P/MC	19.305 - Farmers' Markets - Certified
Florist Shops	X	X	X	X	X	X	X	MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X	X	X	X	P/MC	19.310 - Florist Shops
With Incidental Alcohol Sales	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	MC	For incidental sale of alcohol see 19.415 - Alcohol Sales
Flying Schools	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	

Fueling Systems - Private (Above Ground Tanks)																						See Incidental Uses Table
Furniture Upholstery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	
Gambling (including Card house)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, 6 or Fewer Occupants)	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	19.315 - Group Housing
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, more than 6 Occupants)	X	X	C	C	C	X	X	C	C	C	C	X	X	X	X	X	X	X	X	X	X	19.315 - Group Housing
Hangars	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	
Heliport or Helistop	X	X	X	X	X	X	X	C	C	C	C	X	X	C	C	C	X	P	C	X	X	19.320 - Heliports and Helistops
Historic Residence Used for Retail Business, Office or Bed and Breakfast																						See Bed and Breakfast Inn, Office and Retail Sales on this table
Home Improvement, Sales and Service (Hardware, Lumber and Building Material Stores) - Retail:																						See Incidental Uses Table for Outdoor Display
Under 20,000 sq. ft.	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	X	P
20,000 s.f. or More	X	X	X	X	X	X	X	X	C	P	P	X	X	X	X	X	X	X	X	X	X	X
Home Occupations																						See Incidental Uses Table
Hotel, Motel or Hotel/Motel - Long-term Stay	X	X	X	X	X	X	X	X	C	C	C	X	C	C	X	X	X	X	X	X	X	5.32 - Transient Occupancy Tax 9.55 - Limitation on Continuous and Cumulative Occupancy of Transient Hotels and Motels 19.330 -

																						Hotel/Motel, Long-Term Stay See 19.149 - Airport Land Use Compatibility***
Junk Dealers/Scrap Metal Recyclers																						Prohibited Primary Use. See Incidental Uses Table
Laboratories - Research	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery Cleaners)	X	X	X	X	X	X	X	X	X	P	X	X	X	X	P	P	P	X	X	X	X	
Live/Work Unit	X	X	X	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	X	X	X	X	X	X	MC	19.335 - Live/Work Units See 19.149 - Airport Land Use Compatibility***
Low Barrier Navigation Center	X	X	X	X	X	X	X	X	MC	MC	X	P	P	P	P	P	X	X	X	X	X	Provided the center meets all four (4) requirements under Government Code sec. 65662(a) - (d)
Lumber Yard and Building Materials - Wholesale	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	P	X	X	X	X	X	See Incidental Uses Table for Outdoor Display
Manufactured Dwellings:	P	P	P	P	P	P	P	X	X	X	X	P	X	X	X	X	X	X	X	X	X	19.850 - Fair Housing and Reasonable Accommodations
Sales of Manufactured Dwellings	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	19.100 - Residential Zones 19.340 - Manufactured Dwellings See 19.149 - Airport Land Use Compatibility***

Manufacturing (Indoors)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X		
Marijuana Uses and Activities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Uses. See 19.342 - Marijuana Uses and Activities
Marijuana Cultivation, Personal																						See Incidental Uses Table	
Medical Marijuana Dispensary	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use	
Medical Services - Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care, and Optometrist	X	X	X	X	X	X	X	P	P	P	P	P	P	P	MC	MC	MC	MC	X	X	P	5.52 - Massage	
Medical Services - Hospital	X	X	X	X	X	X	X	C	C	C	C	X	X	X	C	X	X	X	X	X	X	See 19.149 - Airport Land Use Compatibility***	
Mobile Home` Park	X	X	With the MH Overlay Zone				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.210 - Mobile Home Park Overlay Zone 5.75 - Mobile Home Parks Rent Stabilization Procedures	
Model Homes	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	19.345 - Model Homes	
Multi-tenant Indoor Mall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use	
Multiple-family Dwelling	X	X	X	X	X ²	P	P	X	X	X	X	X	P	P	X	X	X	X	X	X	X	19.850 - Fair Housing and Reasonable Accommodations See 19.149 - Airport Land Use Compatibility***	
Offices (Administrative, Business, Executive and Professional, but not Medical or Dental)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	X	X	P	9.42 Fortunetelling and Occult Arts	
In Historic Residence	X	X	MC	MC	MC	MC	X	P	P	P	P	P	P	P	P	P	P	P	X	X	MC	19.325 - Historic Residence Used for Retail Business,	

																						Office or Bed and Breakfast
Outdoor Dining and/or Food Preparation (Permanent)																						See Incidental Uses Table
Outdoor Display of Incidental Plant Materials																						See Incidental Uses Table
Outdoor Sales, Display and Storage																						See Incidental Uses Table
Outdoor Storage Yard (including Contractor Storage Yards) - Primary Use	X	X	X	X	X	X	X	X	X	C	X	X	X	X	MC	P/MC	X	X	X	X	X	19.285 - Outdoor Storage Yard
Parking Lot or Parking Structure (Stand Alone)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	19.580 - Parking
Parolee/Probationer Homes:																						19.350 -
2 to 6 Occupants	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Parolee/Probationer Home
More than 6 Occupants	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Home
Pawn Shop/Gold Buying	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	X	X	X	X	X	X	X	For parking see Retail Sales - 19.58019.355 - Pawn Shop
Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, Tattoo & Body Piercing Parlors, Etc.)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X	P	5.52 - Massage For personal services as home occupations see Incidental Uses Table and Chapter 19.485-Home Occupations
Planned Residential Development	PRD	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.780 - Planned Residential Development Permits
Minor Planned Residential Development	X	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	See 19.149 - Airport Land Use Compatibility***
Administrative Planned Residential Development	X	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Small Lot Subdivision Planned Residential Development	X	X	X	X	X	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

Plant Nurseries - Retail	X	X	X	X	MC	MC	X	X	P	P	X	MC	X	X	X	X	X	X	X	X	X	19.360 - Plant Nurseries - Retail 19.505 - Outdoor Display and Sales
Plant Nurseries - Wholesale	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	
Publishing and Printing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	For parking see Manufacturing - 19.580
Rail Transit Station	X	X	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recreational Facilities - Commercial:																						5.28 - Poolrooms 19.370 - Recreational Facilities - Commercial (Billiard Parlors and Pool Halls)
Billiard Parlors and Pool Halls	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	X	
Bowling Alleys	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	X	
Skate Facility	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	X	
Amusement Parks	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	
Golf Courses and Driving Ranges	C	C	C	C	C	X	X	X	C	C	C	X	X	X	X	X	X	C	X	X	X	
Health and Fitness, music, dance or martial arts studios:																						
4000 sq. ft. or less	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	MC	MC	MC	X	X	P	
more than 4000 sq. ft.	X	X	X	X	X	X	X	X	MC	MC	MC	X	C	C	X	X	X	X	X	X	MC	
Other Indoor or Outdoor Facilities	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X	X	
Recycling Center - Paper, Glass, Plastic, Aluminum and Nonferrous Metals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	19.375 - Recycling Center - Paper, Glass, Plastic, Aluminum and Other Nonferrous Metals
Recycling Center - Solid Waste Transfer Stations and Material Recovery Facilities (MRF)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	19.380 - Recycling Center - Solid Waste Transfer Stations and Material Recovery Facilities (MRF)
Recycling Facilities:																						

Indoor Collection Centers	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	19.385 - Recycling Facilities
Reverse Vending Machines	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
Bulk Reverse Vending Machines	X	X	X	X	X	X	X	X	RCP	RCP	RCP	RCP	RCP	RCP	X	X	X	X	X	X	RCP	
Mobile Recycling Units	X	X	X	X	X	X	X	X	RCP	RCP	RCP	RCP	RCP	RCP	X	X	X	X	X	X	RCP	
Repair Shop -Small Items (Computers, Small Appliances, Jewelry, Etc.) with Incidental Sales	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	X	X	P	6.08 - Regulation of Food Establishments and Food Facilities 6.09 - Regulation of Food Handlers Outdoor Dining - See Incidental Uses Table 19.475 - Drive-Thru Businesses See 19.149 - Airport Land Use Compatibility***
Restaurants (sit down and take-out)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	P	P	X	X	P	
With Drive-thru Lanes	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	
Retail Sales:	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	19.325 - Historic Residence Used for Retail Business, Office or Bed and Breakfast 19.390 - Retail Sales Ancillary to a Manufacturing Use
In Historic Residence	X	X	MC	MC	MC	MC	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X	X	X	X	P/MC	
With Incidental Repairs (Except as Noted in this Table)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
Ancillary to a Manufacturing Use On-site (Floor area not to exceed 15% of gross floor area)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Schools:																						19.395 - Schools See 19.149 - Airport Land Use Compatibility***
College, Community College, University and Professional (Private)	X	X	X	X	C	X	X	C	C	C	C	X	C	C	C	X	X	C	C	X	X	
Private (Grades K-12)	X	X	C	C	C	X	X	C	C	C	C	C	C	C	X	X	X	X	C	X	X	

Student Housing, Including Fraternities, Sororities and Dormitories	X	X	X	X	X	C	C	X	C	C	X	X	C	C	X	X	X	X	X	X	X	See 19.149 - Airport Land Use Compatibility***
Subdivision Sales Trailer and/or Office During Construction																						See Temporary Uses Table
Supportive Housing																						
2 to 6 occupants	P	P	P	P	P	P	P	MC	MC	MC	X	P	P	P	X	X	X	X	X	X	X	
more than 6 occupants	P	P	P	P	P	P	P	C	C	C	X	P	P	P	X	X	X	X	X	X	X	
Taxi Company with Vehicle Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Tiny Home Community (Foundation)	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.100.070 - Additional regulations for the R-3 and R-4 Zones.
Transitional Housing																						
2 to 6 occupants	P	P	P	P	P	P	P	MC	MC	MC	X	P	P	P	X	X	X	X	X	X	X	
more than 6 occupants	P	P	P	P	P	P	P	C	C	C	X	P	P	P	X	X	X	X	X	X	X	
Truck and Trailer Storage - Primary Use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Tutoring Center	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	X	X	X	
Vehicle Dismantling & Wrecking	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Vehicle Fuel Stations:																						5.64 - Motor Vehicle Fuel Pricing
Gasoline Stations	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X	X	19.410 - Vehicle Fuel Stations
Hydrogen Fuel Stations	X ⁸	X ⁸	X ⁸	X ⁸	X ⁸	X ⁸	X ⁸	X ⁸	P/C ⁸	P/C ⁸	P/C ⁸	X ⁸	X ⁸	X ⁸	P/C ⁸	P/C ⁸	P/C ⁸	P/C ⁸	X ⁸	X ⁸	X ⁸	For private fueling systems, see 19.480 - Fueling Systems - Private (Above Ground Tanks)
Vehicle Impound and Tow Yards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	19.415 - Vehicle Impound Yard
Vehicle Parts and Accessories:																						
Sales Only	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	C	X	X	X	X	X	

Sales and Installation (Indoor only)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	X	X	X	X	X	
Vehicle Repair Facilities - Major (Indoor)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	C	P/MC	P/MC	X	X	X	X	19.420 - Vehicle Repair Facilities
Vehicle Repair Facilities - Minor (Indoor)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	MC	P/MC	X	X	X	X	X	19.420 - Vehicle Repair Facilities
Vehicle Repair Facilities - Minor (Outdoor - fully screened)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X	19.420 - Vehicle Repair Facilities
Vehicle Rental:																						
Moving Trucks	X	X	X	X	X	X	X	X	C	C	X	X	X	X	MC	MC	X	X	X	X	X	
Passenger Vehicles	X	X	X	X	X	X	X	X	C	C	X	X	X	X	MC	MC	X	X	X	X	X	
Incidental Sales	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	
Vehicle Sales, Rental and Leasing - New and Used (No Outdoor Display)																						See Retail Sales in This Table
Vehicle Sales, Rental and Leasing - New and Used (With Outdoor Display)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	MC ⁶	X	X	X	X	X	X	
Vehicle Wash Facilities	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	19.425 - Vehicle Wash Facilities
Vehicle Wholesale Business:																						19.427 - Vehicle Wholesale Business
Indoor (less than 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	
Outdoor & Indoor (In excess of 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	
Veterinary Services:																						19.430 - Veterinary Services
Clinics and Small Animal Hospitals (short term boarding)	X	X	X	X	X	X	X	X	MC	MC	MC	X	C	C	MC	C	C	X	X	X	MC	
Incidental to a Pet Shop	X	X	X	X	X	X	X	X	P	P	P	X	MC	MC	X	X	X	X	X	X	P	
Warehousing & Distribution Facilities:																						19.435 - Warehousing & Distribution [Facilities]
a. 10,000 sq. ft. or less	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	X	X	X	
b. Greater than 10,000 sq. ft. and less than 100,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC/C	MC/C	MC/C	MC/C	X	X	X	

c. 100,000 sq. ft. or more	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C	X	X	X	
Wireless Telecommunication Facilities and Related Support Structures	X	X	P/C ¹	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C	P/C	P/C	P/C	P/C ⁵	P/C ⁵	P/C ⁵	P/C	P/C	P/C	P/C	P/C	P/C	P/C	19.530 - Wireless Telecommunications Facilities and Related Support Structures

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply.

*** = Refer to Chapter 19.149 - Airport Land Use Compatibility and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.

C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760

PRD = Planned Residential Development Permit, Chapter 19.780

RCP = Recycling Center Permit, Chapter 19.870

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

P = Permitted

SP = Site Plan Review Permit, Chapter 19.770

sq. ft. = Square Feet

X = Prohibited

¹ Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).

² Legal, existing duplexes built prior to the adoption of this Zoning Code are permitted in the R-1-7000 Zone see 19.100.060 D.

³ Allowed with a Planned Residential Development (PRD) Permit, Chapter 19.780.

⁴ One single-family detached dwelling allowed on one legal lot 0.25 acres in size or less in existence prior to January 1, 2018 subject to the development standards of the R-1-7000 Zone.

⁵ Permitted or conditionally permitted on sites that do not include a residential use.

⁶ For Clean Energy Uses and associated Outdoor Storage (Chapter 19.510) and/or Indoor Vehicle Repair (Chapter 19.420), permitted with a Minor Conditional Use Permit.

⁷ Allowed for Two-Unit Developments pursuant to Chapter 19.443.

⁸ Permitted by-right if located in an industrial or commercial zone and does not contain existing residential units, or if previously developed with a vehicle fuel station.

EXHIBIT "B"

19.150.020.B Incidental Uses Table

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		NC Overlay
Accessory Buildings & Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	19.440 - Accessory Buildings & Structures
Cargo Containers	X	P	P	X	X	X	X	X	X	P	X	X	X	X	P	P	P	P	P	P	X	19.440 - Accessory Buildings & Structures
Agricultural Field Office	C	C	MC	X	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.445 - Agricultural Field Office
Accessory Dwelling Unit ¹ and Accessory Dwelling Unit, Junior	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	19.442 - Accessory Dwelling Unit and Junior Accessory Dwelling Units 19.910 - Definitions
Accessory Living Quarters	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.910 - Definitions
Agricultural Stand	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Alcohol Sales:																						19.310 - Florist Shops
Off-Sale	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X	C	19.450 - Alcohol Sales
On-Sale ²	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	MC	X	X	MC	19.450 - Alcohol Sales
Incidental to Florist Shop	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	MC	19.450 - Alcohol Sales
Concurrent Sale of Vehicle Fuel	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X	X	19.450 - Alcohol Sales
Animal Keeping:																						19.455 - Animal Keeping
Domestic Animals	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	19.455 - Animal Keeping

Non-Domestic Animals	P	P/C	P/MC	p ⁵	p ⁵	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Dairies	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Riding Stables & Academies	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Bees	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Earthworms	X	P/C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Aviaries	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Cannabis Cultivation:																							
Commercial, including Medical Cannabis Cultivation, (Prohibited use)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.342 - Cannabis Uses and Activities See Article X (Definitions)
Personal - Indoor	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Personal - Outdoor (Prohibited Use)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Caretaker Living Quarters:																							
Agricultural	X	C	MC	X	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.465 - Caretaker Living Quarters
Industrial Uses & Commercial Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	
Temporary During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	TUP
Dwelling Unit(s) with Assemblies of people—non-entertainment***	X	X	C	C	C	C	X	C	C	C	C	C	C	C	C	X	X	X	X	X	X	X	19.255 Assemblies of People - Non - Entertainment
Entertainment - Incidental																							5.80 - Entertainment Permit
Fuel Systems - Private (Above Ground Tanks)	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	19.480 - Fueling Systems - Private (Above Ground Tanks) For vehicle fuel stations, see 19.410 -

																						Vehicle Fuel Stations
Home Occupations	X	X	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	P	19.485 - Home Occupations
Junk Dealers/Scrap Metal Recyclers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X	5.85 – Junk Dealers and Scrap Metal Recyclers
Mining/Mineral Extraction	X	X	C	C	C	C	C	X	C	C	X	X	X	X	X	C	X	X	X	X	X	19.490 - Mining/Mineral Extraction
Monitored Electrified Security Fence System	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	X	X	X	P/MC	P/MC	P/MC	P/MC	X	P/MC	P/MC	19.550.025 - Monitored Electrified Security Fence System
Outdoor Dining (Permanent)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	P	X	X	P	19.495 - Outdoor Dining and Food Preparation (Permanent)
Outdoor Food Preparation (Permanent)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	MC	X	X	MC	19.495 - Outdoor Dining and Food Preparation (Permanent)
Outdoor Display of Incidental Plant Materials	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	19.500 - Outdoor Display of Incidental Plant Materials
Outdoor Display and Sales - Incidental ³	X	X	X	X	X	X	X	X	X	TUP	X	X	X	X	X	X	X	X	X	X	X	19.505 - Outdoor Display and Sales
Outdoor Storage - Incidental	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	19. 510 - Outdoor Storage

Play Areas Incidental to Restaurants ⁴	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	19.515 - Play Areas Incidental to Restaurants
Rental of Rooms																						19.100 - Residential Zones
2 or fewer	P	P	P	P	P	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	19.520 - Rental of Rooms
3 or 4	P	P	RRP	RRP	RRP	X	X	X	X	X	X	RRP	X	X	X	X	X	X	X	X	X	19.895 - Room Rental Permit
Tiny Home Community***	X	X	C	C	C	C	X	C	C	C	C	C	C	C	X	X	X	X	X	X	X	19.255 - Assemblies of people—non-entertainment
Vehicle Repair - Personal	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.100.070 - Additional regulations for the R-3 and R-4 Zones.
																						19.910 - Definitions
																						19.527 - Vehicle Repair - Personal

¹ Accessory Dwelling Units (ADU) are permitted when an existing or proposed primary single-family or multi-family residential dwelling is located on the same property, pursuant to Chapter 19.422.

² See exemptions noted in 19.450 - Alcohol Sales

³ Outdoor Sales and Display - Incidental are permitted on an intermittent basis with a TUP. See Section 19.740

⁴ Where play areas are proposed in conjunction with a new drive-thru restaurant, the play area can only be considered under the same conditional use permit required for the drive-thru business.

⁵ Non-domestic animal keeping in the RE and R-1 zones shall only permit chicken (poultry) keeping pursuant to Chapter 19.455 Animal Keeping.

Expand

* = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply.

*** = Accessory to an Assemblies of People — Non-Entertainment and subject to the applicable standards identified in Chapter 19.255, Assemblies of People—Non-Entertainment.

P = Permitted

RCP = Recycling Center Permit, [Chapter 19.870](#).

PRD = Planned Residential Development Permit, [Chapter 19.780](#)

C = Subject to the granting of a conditional use permit (CUP), [Chapter 19.760](#)

TUP = Temporary Use Permit, [Chapter 19.740](#)

sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), [Chapter 19.730](#)

X = Prohibited

SP = Site Plan Review Permit, [Chapter 19.770](#)

EXHIBIT "C"

19.150.020.C Temporary Uses Table

This table identifies uses that are temporary in nature.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		NC Overlay
Car Show	X	X	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP			
Caretaker Living Quarters - Temporary During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X		19.465 - Caretaker Living Quarters
Christmas Tree and Pumpkin Sales (Seasonal)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		
Circus or Carnival (With or Without Tent)	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	X	X	X	TUP	TUP	TUP	TUP	TUP	X		
Dwelling Unit (Motor Home, RV, Camper, etc.)	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X	TUP	X	X	X	X	X	X	X	X		
Fair, Concert, Exhibit or Similar Uses	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP	TUP	TUP	TUP	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X		
Fruit Stand	X	X ²	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X		
Mobile Medical Units for Humans	X	X	X	X	X	X	X	X	TUP	TUP	TUP	X	TUP	TUP	X	TUP	X	X	X	X		
Non-Commercial Tent Meetings	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		
Outdoor Preparation of Food (Temporary)	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	X	TUP	X	X		19.495 - Out Dining and Food Preparation
Outdoor Sales Event in Conjunction with a	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X		

Permanent Land Use (Parking Lot Sale)																							
Outdoor Sales Event not in Conjunction with a Permanent Land Use (Swap Meet)	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X			Minor Parking Lot Sales Exempt from TUP, see 19.740.040.E
Special Events (Running Events, Parades, Block Parties etc.)																							Special Event Permits are administered by the Arts and Cultural Affairs pursuant to 2.28
Subdivision Sales Trailer and/or Office During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X			
Temporary Emergency Shelter with Assemblies of People - Non - Entertainment	X	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X		19.255 - Assemblies of people—non-entertainment 19.740 - Temporary Use Permit 19.910 - Definitions See 19.149 - Airport Land Use Compatibility*
Temporary Holiday Storage Containers	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X			
Vapor Recovery Operations	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		

*=Refer to Chapter 19.149 - Airport Land Use Compatibility, and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.

¹ All sites having active minor conditional use permits or conditional use permits, private schools, assemblies of people, etc.

² For Exceptions, see Chapters 19.100.030 (A) - RA-5 Permitted Uses and 19.150.020.B Incidental Uses Table

* = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply.

*** = Accessory to an Assemblies of People — Non-Entertainment and shall meet all applicable standards identified in Chapter 19.255, Assemblies of People—Non-Entertainment.

P = Permitted

C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

RCP = Recycling Center Permit, Chapter 19.870.

TUP = Temporary Use Permit, Chapter 19.740

X = Prohibited

PRD = Planned Residential Development Permit, Chapter 19.780

sq. ft. = Square Feet

SP = Site Plan Review Permit, Chapter 19.770

EXHIBIT “D”

**Table 19.650.020
Approving and Appeal Authority**

R = Recommending Authority; F = Final Approving Authority (unless appealable); A = Appeal Authority; AR = Approving Authority as Community & Economic Development Director or Development Review Committee on Referral

Type of Permit or Action	Approving and Appeal Authority			
	Community & Economic Development Department Director	Development Review Committee (DRC)	City Planning Commission ^(9,11)	City Council ^(1,11)
<i>Administrative</i>				
Design Review		F ⁽³⁾	A/AR ⁽³⁾	A ⁽³⁾ /F
Fair Housing and Reasonable Accommodation		F	AR	A ⁽⁴⁾ /F
Findings of Public Convenience or Necessity	F		AR	A/F
Minor Conditional Use Permit		F	A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
Administrative Planned Residential Development Permit	F		A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
Nonconforming Determination	F		A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
Recycling Center Permit	F			AR/A/F
Room Rental Permit	F		AR	A/F
Street, Alley, & Walkway Vacations (Summary)				F
Temporary Use Permit	F ⁽⁵⁾			
Time Extensions	F		A/AR	A/F
Transportation Demand Management Regulations	F			A/F

Variance	F		A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
Zoning Code Interpretation	F		A/AR	A/F
<i>Public Hearing</i>				
Accessibility Appeals (Building Official decisions relating to access)			F	A/F
Airport Land Use Commission Appeals				A ^(10, 12) /F
Annexation or Detachment			R ⁽⁶⁾	A/F
Conditional Use Permit			F ^(6, 9)	A/F
Condominium Conversion Permit			R ⁽⁶⁾	A/F
Development Agreement and Amendment ⁽⁸⁾			R ⁽⁶⁾	A/F
Design Review			F ⁽³⁾	A/F ⁽³⁾
Floodplain Approval; Floodplain Variance			F	A/F
General Plan Text/Map Amendment			R ^(6, 9)	A/F
Planned Residential Development Permit			F ^(6, 9, 13)	A/F
Minor Planned Residential Development Permit			F ^(6, 9)	A/F
Small Lot Planned Residential Development Permit			F ^(6, 9)	A/F
Site Plan Review Permit			F ⁽⁶⁾	A/F
Specific Plan and Amendments			R ^(6, 9)	A/F

Street, Alley, & Walkway Vacations			R ⁽⁶⁾	A/F ⁽⁷⁾
Street Name Change			R ⁽⁶⁾	A/F
Traffic Pattern Modification Measures			R ⁽⁶⁾	A/F ⁽⁷⁾
Zoning Code Text/Map Amendment			R ^(6, 9)	A/F

Notes:

1. Decisions of the City Council are final and cannot be appealed.
2. Reserved.
3. Planning Commission primary design review responsibility is limited to concurrent review with another case for which the Planning Commission has approval authority (Refer to Section 19.710.035 - Review Responsibilities of Planning Commission or Community & Economic Development Department Director). Appeal of Planning Commission action on design review is by the full City Council.
4. See Section 19.650.020 C - Designated Approving Authority.
5. Appeal of an action on a Temporary Use Permit shall be to the City Manager. The City Manager's decision is final.
6. If denied by the Planning Commission, the action is final unless appealed to the City Council (See Section 19.680.020 B - Appeal Authority) with the exception of City-initiated General Plan Text/Map Amendments, Zoning Code Text/Map Amendments and Specific Plan Amendments where the Planning Commission is a Recommending Authority only.
7. Street vacations and traffic pattern modification measures require two actions at the City Council: adoption of a resolution of intent to hold a public hearing and a public hearing.
8. See Government Code Section 65864 for more information on Development Agreements.
9. All decisions by the Planning Commission to approve or deny a permit or action are by simple majority of the members present and voting, with the following exceptions:
 - a. Conditional Use Permits, including revocations, and Planned Residential Development Permits require approval by a 2/3 majority of the Planning Commissioners present and voting; and
 - b. Zoning Code Text/Map Amendments, General Plan Text/Map Amendments, and Specific Plan Amendments require a majority vote of not less than four Planning Commissioners present and voting.
10. All decisions of the City Council to approve or deny a permit or action are by a majority vote of those present and voting except that a 2/3 vote of the total membership (five votes minimum) is required to approve an appeal of a decision of the Airport Land Use Commission (ALUC).
11. All tied votes of the Planning Commission mean that an application failed to be approved and will be treated as a denial. When a tie vote exists before the City Council, the Mayor shall have the voting right as any member of the City Council and may cast a vote for or against an item to break a tie. In the Mayor's absence, in the event of a tie vote, the Mayor Pro Tempore shall not have the right to cast a tie-breaking vote; in this instance the City Council vote shall be treated as a denial (Riverside City Charter - Article IV, Section 405).
12. Refer to Section 19.680.030 (E) for details regarding the ALUC appeal process
13. The final decision-making authority for PRD's in the RC Zone shall be the City Council.

...

EXHIBIT “E”

**Table 19.740.020
Temporary Use Permit**

Temporary Use	Maximum Number of Consecutive Days per Event¹	Maximum Number of Occurrences per Calendar Year¹	Maximum Number of Days Per Calendar Year¹	Type of Temporary Use Permit
Car Show	3	16	48	Minor
Caretaker Living Quarters - Temporary During Construction	Initial period of no more than six months, except that individual extensions of up to three months each with a maximum of one year from the date of the initial siting may be granted.			Minor
Christmas Tree and Pumpkin Sales (Seasonal)	30	2	60	Minor
Circus or Carnival (With or without Tent)	7	1	7	Major
Dwelling Unit (Motor Home, RV, Camper, etc.)	30	4	60	Minor
Fair, Concert, Exhibit or Similar Uses	7	2	14	Minor
Fruit Stands	4	8	32	Minor
Garage Sales	Garage Sales are Regulated by Chapter 5.49 of the Riverside Municipal Code			N/A
Mobile Medical Units for Humans	7	2	14	Minor
Non-Commercial Car Wash	Contact Public Works Department for requirements for temporary Car Washes			N/A
Non-Commercial Tent Meetings	10	1	10	Minor
Outdoor Preparation of Food (Temporary), Food and Drink Festivals, or Similar Uses	3	6	18	Minor
Outdoor Sales in Conjunction with a Permanent Land	5	8	40	Minor

Use (Parking Lot Sale)				
Outdoor Sales Event not in Conjunction with a Permanent Land Use (Swap Meet)	4	4	16	Major Minor parking lot sales exempt from TUP, see 19.740.040.E
Special Events (Events on Public Properties including streets, schools, or parks)	Special Events are administered by the Arts and Cultural Affairs Division pursuant to Chapter 2.28 of the Riverside Municipal Code			N/A
Subdivision Sales Trailer or Office During Construction	Initial period of no more than one year from the date of the initial siting may be granted.			Minor
Temporary Emergency Shelter	-	-	180	Major
Temporary Holiday Storage Containers	45	1	45	Minor
Vapor Recovery Operations	-	-	-	Major

¹An applicant or property owner may request an increase in the maximum number of days per event, number of occurrences, or days per calendar year by requesting consideration of a Temporary Use Permit to the City Manager and paying all applicable filing fees.