

RIVERSIDE MUNICIPAL CODE AMENDMENTS

PR-2025-001795 (ZONING CODE TEXT AMENDMENT)
CHAPTER 5.77 – LAND USE STANDARDS
TITLE 19 – PERMITTED LAND USE TABLE

Community & Economic Development Department

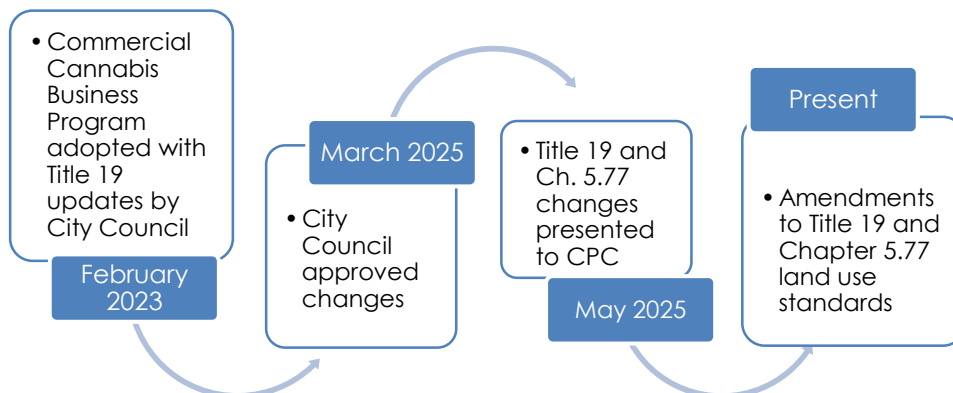
City Council

July 1, 2025

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1

BACKGROUND



2

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2

CITY COUNCIL DIRECTION

March 25, 2025

City Council voted to approve amendments to the Cannabis Program and directed staff to prepare the Ordinances to adopt those changes.

Land Use Changes

- Prohibit Retail CCBs in Downtown and Midtown
- Distance between CCBs: 1,000 Feet
- Parks: 600 Feet (PC recommends 1,000 ft)
- Compatibility with ABC businesses

Other Changes

- Limit of 1 Permit per Ward
- Transfer Process
- Renewal Process
- Ownership Records requirements



3

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3

AMENDMENT TO PERMITTED USES TABLE

CODE SECTION

Chapter 19.150 – Base Zones Permitted Land Uses

CURRENT

In the Permitted Uses Table, the Cannabis Storefront Retail use row does not reference Chapter 5.77 (Cannabis Business Activities)

PROPOSED

Add reference to Chapter 5.77 to table notes.

	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	
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. Additional location restrictions apply. See Chapter 5.77 – Cannabis Business Activities



4

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4

LAND USE CHANGES TO CHAPTER 5.77

Establish a minimum separation between CCBs of 1,000 feet

Establish a minimum separation between a CCB and a park of 1,000 feet

Compatibility with Businesses under ABC regulations

Prohibit establishment of CCBs within Downtown and Midtown

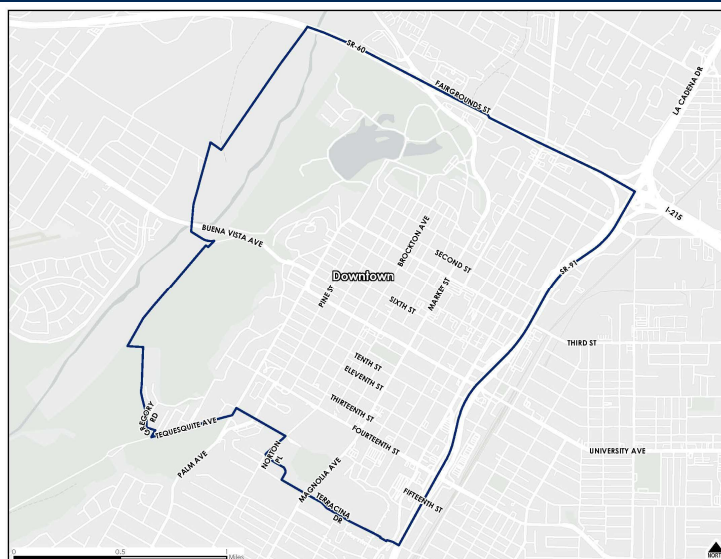


5

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5

DOWNTOWN



6

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MIDTOWN



7



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7

NON-RETAIL CANNABIS USES

RMC Chapter 5.77 covers all cannabis uses

Location requirements apply to all uses

Goal of changes: prevent retail CCB concentration

Impacts of retail use vs. non-retail use

Staff recommends City Council provide direction to exempt non-retail cannabis businesses from location requirements.

8



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8



9

RECOMMENDATIONS

Staff recommends that the City Council:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule) of the CEQA Guidelines; and
2. **APPROVE** Planning Case PR-2025-001795 (Zoning Code Text Amendment) based on the findings outlined in the staff report; and
3. **INTRODUCE** and subsequently adopt an Ordinance amending Chapter 5.77 (Cannabis Business Activities) and Title 19 (Zoning) of the Riverside Municipal Code.
4. **DIRECT** staff to provide an exemption for non-retail commercial cannabis uses from the location requirements in Chapter 5.77 of the Riverside Municipal Code.

10

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10