

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

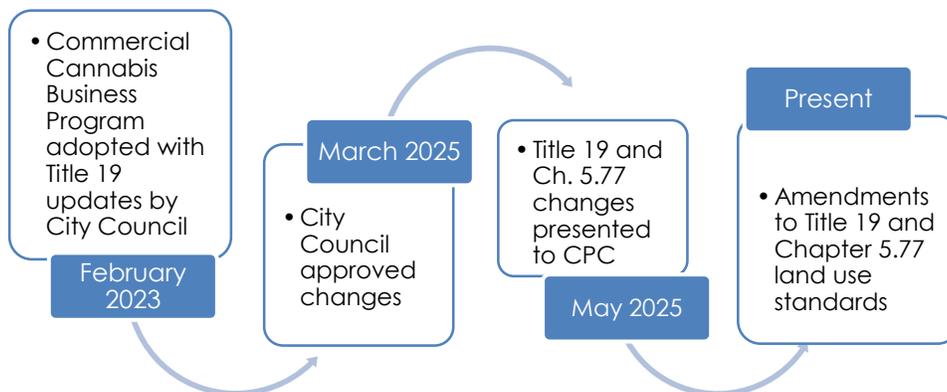
City Council

July 15, 2025

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BACKGROUND



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CITY COUNCIL DIRECTION

March 25, 2025

Land Use Changes

Other Changes

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

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



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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



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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

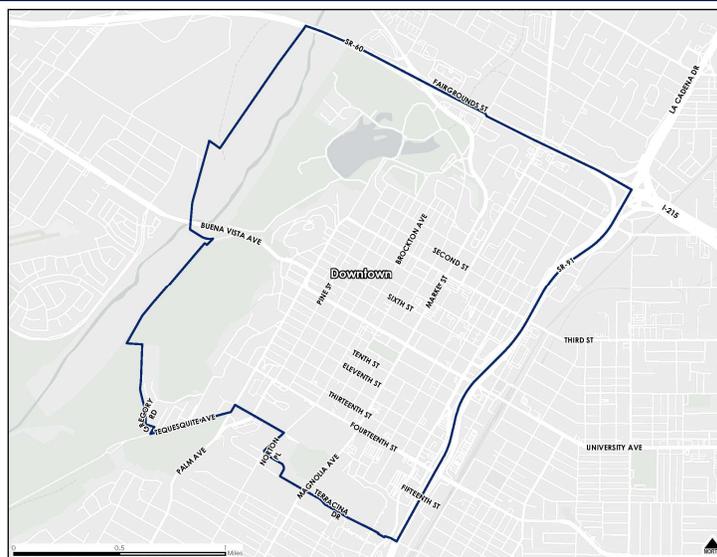


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DOWNTOWN



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MIDTOWN



The map shows the Midtown area in Riverside, CA, with a blue boundary highlighting the specific region. Labeled streets include Gardena Dr, Dewey Ave, Merrill Ave, Sunnyside Dr, El Molino Ave, Jurupa Ave, Elizabeth St, Tappan Way, Central Ave, Macomber Ave, Boccioni Ave, Arlington Ave, Riverdale Ave, Indiana Ave, Margaret Ave, McManis St, and Main St. A scale bar at the bottom left indicates 0, 25, and 50 feet. A north arrow is located at the bottom right of the map.



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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.



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STRATEGIC PLAN ALIGNMENT

The diagram illustrates the alignment of the City of Riverside's strategic plan. At the top, 'CROSS CUTTING THREADS' includes Fiscal Responsibility, Equity, Innovation, and Sustainability and Resiliency. These threads support 'ENVISION RIVERSIDE 2025', which is linked to 'METRICS ACTIONS GOALS'. Below this, 'STRATEGIC PRIORITIES' are listed: Arts, Culture and Recreation; Community Well-Being; Economic Opportunity; Environmental Stewardship; High Performing Government; and Infrastructure, Mobility and Connectivity.

Strategic Priority 2 – Community Well-Being

Goal 2.4 – Support programs and innovations that enhance community safety, encourage neighborhood engagement, and build public trust.

Cross Cutting Threads

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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.

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