1	1 ORDINANCE NO.					
2	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF					
3	RIVERSIDE, CALIFORNIA, AMENDING SECTION 5.77.320 OF THE RIVERSIDE MUNICIPAL CODE REGARDING LOCATION AND DESIGN					
4	OF CANNABIS BUSINESSES AND TABLE 19.150.020.A REGARDING PERMITTED USES.					
5	The City Council of the City of Riverside does ordain as follows:					
6	Section 1: Section 5.77.320 of the Riverside Municipal Code is amended as shown on					
7	Exhibit "A" attached hereto and incorporated herein.					
8	Section 2: Table 19.150.020.A entitled "Permitted Uses Table" is amended as shown on					
9	Exhibit "B" attached hereto and incorporated herein.					
10	Section 3: The City Council has reviewed the matter and, based upon the facts and information					
11	contained in the staff reports, administrative record, and written and oral testimony, hereby finds that					
12	this ordinance is not subject to CEQA pursuant to Section 15061(b)(3) (General Rule), as it can be					
13	seen with certainty that approval of the project will not have an effect on the environment.					
14	4 <u>Section 4</u> : The City Clerk shall certify to the adoption of this ordinance and cause publication					
15	5 once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City					
16	of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption.					
17	ADOPTED by the City Council this day of, 2025.					
18						
19	PATRICIA LOCK DAWSON					
20	Mayor of the City of Riverside					
21	Attest:					
22						
23	DONESIA GAUSE					
24	City Clerk of the City of Riverside					
25						
26						
27						
28						
CITY ATTORNEY'S OF 750 UNIVERSITY AVE., S						

CITI ATTORNET 5 OFFICE
3750 UNIVERSITY AVE., STE. 2
RIVERSIDE, CA 92501
(951) 826-5567

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	, 202	5, 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, Californ					
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11						
12	DONESIA GAUSE City Clerk of the City of Riverside		of Riverside			
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28	22-2104.84 TAT 05/22/25					
CITY ATTORNEY'S C 3750 UNIVERSITY AVE, RIVERSIDE, CA 92 (951) 826-5563	STE. 250 501		2			

## **EXHIBIT "A"**

## "Section 5.77.320 Location and design of cannabis businesses.

A. A cannabis business must meet land use and building standards pursuant to Title 16, Title17, Title 18, and Title 19 of this Code, including:

1. Conform with the City's general plan, any applicable specific plan, master plan, and design requirements.

• • •

4. A cannabis business shall not be located on a parcel that is within 1,000 feet of another parcel containing a cannabis business, measured in a straight line from the closest property line of the proposed location to the closest property line of the parcel containing the other cannabis business. In addition, no cannabis business shall be located within 1,000 feet on another cannabis business, measured from entrance to entrance, even if located on the same parcel.

5. The located and design of a cannabis business shall be compatible with a business operating under the Alcoholic Beverage Control (ABC) rules and regulations rendering an existing ABC business non-compliant.

6. A cannabis business is prohibited from operating within the boundaries of the Downtown and Midtown areas as identified on the following figures.

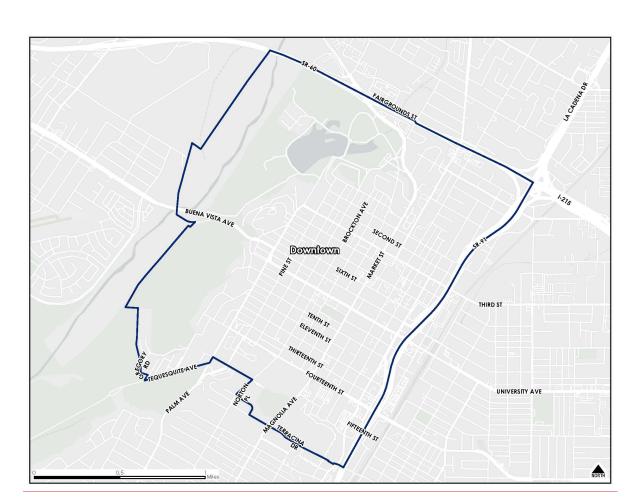
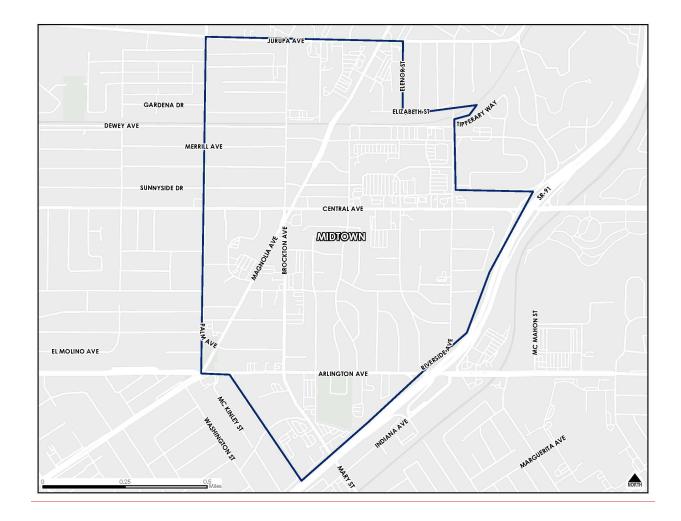


Figure 5.77.320.A.6-1: Downtown Boundary Map





B. A cannabis business must meet the following rules relating to proximity to sensitive uses:

1. The use shall be no closer than 600 or 1,000 feet from any parcel in the City designated as a sensitive use under this section that is in existence at the time the permit is issued.

• • •

3. Sensitive uses and corresponding minimum separation distances include:

a. A school providing instruction in kindergarten or any grades 1 through 12, (whether public, private, or charter, including pre-school, transitional kindergarten, and K-12) (1,000 feet).

• • •

d. A park (1,000 feet).

•••"

## 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 U Use Zones **Residential Zones Office & Commercial Zones Mixed Use Zones** Industrial Zones (Residential Conservation (RC), Residential (Office, Commercial Retail, (Business Manufacturing (Neighborhood, Park, General Industrial, Agricultural (RA-5), Rural Residential (RR), Commercial General, Village, Residential Estate (RE), Single-Family Commercial Regional Center) Urban) Airport Industrial, Airport) Residential (R-1), Multiple Family Residential (R-3 and R-4)) RC\*\* RA-RR RE R-1 R-3 R-4 0 CR CG CRC\* MU-BMP AIR MU-MU-AI 5\*\* Ν ۷\* U\* **Cannabis Cultivation** Х Х Х Х Х Х Х Х Х Х Х Х Х Х Х Х Х Х Cannabis, Microbusiness Х Х Х Х Х Х Х Х Х Х Х Х Х Х Х Х Х Х **Cannabis Storefront Retail** Cannabis Testing Laboratory Cannabis Warehouse/Distribution

\* = 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). If any conflict between this Table and Sections 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.B (RC Zone Permitted Uses). shall apply.

**EXHIBIT "B"** 

\*\*\* = 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

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

SP = Site Plan Review Permit, Chapter 19.770

Uses Table and the Temporary Uses Table.							
	Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			Location of Required Standards in the Municipal Code			
	PF	RWY	NC Overlay				
	Х	Х	Х	See Also Incidental Uses Table			
	Х	Х	Х				
				See Retail Sales. <u>Additional location</u> <u>restrictions apply.</u> <u>See Chapter 5.77 –</u> <u>Cannabis Business</u> <u>Activities</u>			
				See Laboratories - Research			
				See Warehouse & Distribution Facilities			

P = Permitted

sq. ft. = Square Feet

## X = Prohibited

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

<sup>2</sup>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.

<sup>3</sup> Allowed with a Planned Residential Development (PRD) Permit, Chapter 19.780.

<sup>4</sup>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.

<sup>5</sup>Permitted or conditionally permitted on sites that do not include a residential use.

<sup>6</sup> 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.

<sup>7</sup> Allowed for Two-Unit Developments pursuant to Chapter 19.443.