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ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING
NUMEROUS SECTIONS OF TITLE 19 THE RIVERSIDE MUNICIPAL CODE
REGARDING ZONING.

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

Section 1: Table 19.130.030.A of the Riverside Municipal Code entitled “BMP, I and AIR
Industrial Zones Development Standards” is amended as shown in Exhibit “A” attached hereto and
incorporated herein.

Section 2: Table 19.130.030.B of the Riverside Municipal Code entitled “AI Industrial
Zones Development Standards” is retitled to “BMP, I and AIR Industrial Zones Development
Standards” and is amended and replaced in its entirety as shown in Exhibit “B” attached hereto and
incorporated herein.

Section 3: Section 19.130.040 of the Riverside Municipal Code is amended as follows:
“**Section 19.130.040 Additional standards, regulations and requirements for the BMP, I, AIR
and AI Zones.**

A. Health Risk Assessment. A Health Risk Assessment (HRA) shall be prepared in accordance with
South Coast Air Quality Management District (SCAQMD) Guideline for the new development or
substantial enlargement of industrial uses within 1,000 feet of a ~~Residential Zone or use~~ sensitive
receptor.

B. Specific Plan District Consistency. For new development within 1,500 feet of sensitive receptor
in a specific plan district requiring a Minor Conditional Use Permit or Conditional Use Permit, the
development standards of Table 19.130.030.A and Table 19.130.030.B shall prevail unless the
specific plan district standards are more restrictive.

BC. Walls. Wherever a lot or parcel in any industrial zone abuts a ~~Residential Zone or use~~ sensitive
receptor, or abuts an alley that separates the industrial zone from a ~~Residential Zone or use~~ sensitive
receptor, a minimum ~~eighteen~~-foot high solid masonry wall shall be constructed along the property
line or alley right-of-way line separating the industrial zone from the Residential Zone or use. Wall
height shall be measured from the finished grade of the adjacent Residential Zone or use.

...

1 ~~ED.~~ *Outdoor display and storage.* Except for the outdoor storage and display of aircraft, outdoor
2 display and storage shall not be permitted except as specified in 19.285 (Outdoor Storage
3 Yard), 19.500 (Outdoor Display of Incidental Plant Materials), 19.505 (Outdoor Display and Sales—
4 —Incidental) and 19.510 (Outdoor Storage—Incidental).

5 ~~DE.~~ *Use of interior rear and side yards for off-street parking and loading.* Except for required
6 landscape areas, required interior rear yards and side yards may be used for off-street parking, off-
7 street loading, outdoor storage incidental to a permitted use, and any use permitted in the required
8 front yard area; provided such loading, parking and storage areas are acoustically shielded and
9 screened from adjacent Residential Zones or uses and the public right-of-way, to the satisfaction of
10 the Community & Economic Development Director or his/her designee.

11 ~~EF.~~ *Lighting.* Lighting for signs, structures, landscaping, parking areas, loading areas and the like,
12 shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the
13 provisions of Chapter 19.556 (Outdoor Lighting).

14 ~~FG.~~ *Screening of mechanical equipment.* All roof-supported or ground-supported mechanical
15 equipment and utility equipment shall comply with the regulations set forth in Chapter
16 19.555 (Outdoor Equipment Screening).

17 ~~GH.~~ *Landscaping.* ~~Front and side yard areas adjacent to streets and interior perimeter landscape~~
18 ~~planters adjacent to Residential Zones or uses shall be suitably landscaped and continuously~~
19 ~~maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation). Such~~
20 ~~setbacks shall not be used for off-street parking, loading, storage or accessory buildings.~~

21 1. Front and side yard areas.

22 a. Landscaping adjacent to streets and sensitive receptors shall be suitably landscaped
23 and continuously maintained as set forth in Chapter 19.570 (Water Efficient
24 Landscaping and Irrigation).

25 a.b. Such landscape areas shall not be used for off-street parking, loading, storage or
26 accessory buildings.

27

1 2. Buffering between uses. In addition to any required perimeter walls, a landscape-planter
2 strip shall be provided when adjacent to a sensitive receptor along the shared property
3 line.

4 a. Dimensions: The landscape planter strip shall have a minimum width of twenty feet.

5 b. Plant Materials: The planter strip shall have a layered composition of deciduous
6 and/or evergreen trees.

7 i. A minimum of two rows of trees is required.

8 1. Each row shall be placed at intervals of one for every 30 linear feet
9 and shall be staggered such that the distance between trees in each
10 row is not less than 15 feet.

11 ii. All trees shall be mature at the time of planting.

12 iii. The remainder of the planter strip shall be permanently stabilized by
13 ground cover plantings, mulch, or similar methods.

14 ~~iv.~~ Alternative planting materials may be considered subject to the
15 approval of the approving authority.

16 H. *Performance standards.* All uses shall comply with the performance standards set forth
17 in Chapter 19.590 (Performance Standards) for industrial uses, except that the noise associated with
18 aircraft operations shall be exempt from noise standards but shall comply with any applicable
19 Federal Aviation Administration regulations regarding noise.

20 I. *Parking and loading requirements.* Parking areas shall be provided as set forth in Chapter
21 19.580 (Parking and Loading).

22 J. *Trash receptacles and enclosures.*

23 1. All trash storage areas shall be located so as to be convenient to the users and where
24 associated odors and noise will not adversely impact the users.

25 2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area
26 Enclosures) regarding requirements for the screening of trash receptacles shall apply.”

27 //

1 Section 4: Table 19.150.020.A of the Riverside Municipal Code entitled “Permitted Uses
2 Tables” is amended as shown in Exhibit “C” attached hereto and incorporated herein.

3 Section 5: Section 19.435.030 of the Riverside Municipal Code is amended as follows:

4 **“Section 19.435.030 Site location, operation and development standards.**

5 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
6 apply to warehousing and distribution facilities, unless otherwise specified here.

7 A. Warehousing and distribution facilities 10,000 square feet or less.

8 1. Driveways, loading areas, docks, truck wells and internal circulation routes shall be
9 oriented away ~~from residential neighborhoods, schools, parks, playgrounds, day care centers, nursing~~
10 ~~homes, hospitals or other public places~~ from sensitive receptors to the maximum extent feasible.

11 2. Loading areas, docks, truck wells and outdoor storage areas shall be fully screened from
12 view of ~~residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes,~~
13 ~~hospitals or other public places~~ sensitive receptors and from public rights-of-way with buildings,
14 freestanding walls and fences, landscaping or other means to the satisfaction of the Approving
15 Authority.

16 Where loading areas, docks, truck wells and outdoor storage areas are located adjacent to a
17 ~~Residential Zone or use~~ sensitive receptor, they shall be fully screened from view of the adjacent
18 ~~Residential Zone or use~~ sensitive receptor by means of a solid wall with a minimum height of ~~eight~~
19 ~~ten~~ feet as measured from the finished grade of the ~~adjacent Residential Zone or use~~ sensitive
20 receptor.

21 3. Operations, including loading, unloading, staging and storage of trucks and trailers, shall
22 comply with Title 7 (Noise) of this Code.

23 B. Warehousing and distribution facilities larger than 10,000 square feet and less than 100,000
24 square feet.

25 1. Driveways, loading areas, docks, truck wells and internal circulation routes shall be
26 oriented away from ~~residential neighborhoods, schools, parks, playgrounds, day care centers, nursing~~
27 ~~homes, hospitals or other public places~~ to sensitive receptors to the maximum extent feasible.

1 2. Loading areas, docks, truck wells and outdoor storage areas shall be fully screened from
2 view of ~~residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes,~~
3 ~~hospitals or other public places~~ sensitive receptors and from public rights-of-way with buildings,
4 freestanding walls and fences, landscaping or other means to the satisfaction of the Approving
5 Authority.

6 Where loading areas, docks, truck wells and outdoor storage areas are located adjacent to a
7 ~~Residential Zone or use~~ sensitive receptor, they shall be screened from view of the adjacent
8 ~~Residential Zone or use~~ sensitive receptor by means of a solid wall with a minimum height of ~~eight~~
9 ~~ten~~ feet as measured from the finished grade of the adjacent ~~Residential Zone or use~~ sensitive
10 receptor.

11 ...

12 C. Warehousing and distribution facilities 100,000 square feet and larger.

13 1. Driveways, loading areas, docks, truck wells and internal circulation routes shall be
14 oriented away from ~~residential neighborhoods, schools, parks, playgrounds, day care centers, nursing~~
15 ~~homes, hospitals or other public places~~ sensitive receptors.

16 2. Loading areas, docks, truck wells and outdoor storage areas shall be screened from view of
17 ~~residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals or~~
18 ~~other public places~~ sensitive receptors and from public rights-of-way with buildings, freestanding
19 walls and fences, landscaping or other means to the satisfaction of the Approving Authority.

20 ~~Where loading areas, docks, truck wells and outdoor storage areas are located adjacent to a~~
21 ~~Residential Zone or use, they shall be screened from view of the adjacent Residential Zone or use by~~
22 ~~means of a solid wall with a minimum height of eight feet as measured from the finished grade of~~
23 ~~the adjacent Residential Zone or use.~~

24 3. All loading areas, docks and truck wells shall be located at least 300 feet away from
25 any sensitive receptor as measured from the nearest property line of the sensitive receptor to the
26 nearest point of the closest truck well or dock door per Section 65098 of the California Government
27 Code.

1 34. Sufficient aisle space shall be provided on-site to accommodate the on-site queuing of
2 trucks as determined by a Traffic Impact Analysis, if required. Queuing lanes or aisles shall not
3 obstruct regular vehicular or pedestrian circulation or emergency equipment access.

4
5 45. Operations, including loading, unloading, staging and storage of trucks and trailers, shall
6 comply with Title 7 (Noise) of this Code.

7 56. Idling of trucks queued or operated on site shall not exceed five minutes.

8 67. On-site electrical hookups shall be provided at loading docks. Idling or use of auxiliary
9 truck engine power to power climate-control equipment shall be prohibited.

10 78. Warehousing and distribution facilities generating 150 or more truck trips per day, as
11 determined by the most recent Institute of Transportation Engineers (ITE) Trip Generation Rate for
12 the specific proposed land use, shall prepare a Health Risk Assessment in accordance with South
13 Coast Air Quality Management District (SCAQMD) Guidelines.”

14 D. All Warehousing & Distribution Facilities

15 1. Landscaping buffer requirements.

16 a. Any new or modified warehousing and distribution facility shall provide an onsite
17 landscaped buffer as required per Section 65098 of the California Government Code.

18 2. On-site renewable requirements.

19 a. All building roofs shall be constructed with light colored roofing material with a solar
20 reflective index ("SRI") of not less than 78. This material shall be the minimum solar
21 reflective rating of the roof material for the life of the building.

22 b. All building roofs shall be designed to be solar-ready.

23 c. For buildings over 100,000 square feet, solar rooftop panels shall be installed prior to
24 issuance of a business license.

25 i. The solar panels shall supply 100 percent of the power needed to operate all
26 non-refrigerated portions of the facility including the parking areas.

27 //

1 3. Operation and construction.

2 a. Cool surface treatments shall be added to all drive aisles and parking areas. Such
3 areas shall be constructed with a solar-reflective cool pavement such as concrete.

4 b. The following environmentally responsible practices shall be required during
5 construction:

6 ii. The applicant shall commit to using CARB Tier 4 or greater off-road
7 equipment, where available at the time of construction.

8 iii. Use of electric-powered hand tools, forklifts, and pressure washers.

9 iv. Designation of an area in any construction site where electric-powered
10 construction vehicles and equipment can charge.

11 v. Diesel-powered generators shall be prohibited except in case of emergency or
12 to establish temporary power during construction.

13 4. Project notification requirements.

14 a. The notification radius for any new warehousing and distribution facility shall be
15 extended to 2,640 feet or one-half mile. All other project notification requirements
16 shall abide by the standards set forth in Chapter 19.670 – Public Hearings and Notice
17 Requirements.”

18 Section 6: Section 19.670.020 of the Riverside Municipal Code is amended as follows:

19 **“Section 19.670.020 Notice requirements for administrative discretionary permits with no**
20 **public hearing.**

21 *A. Minor Conditional Use Permit, Administrative Planned Residential Development Permit, and*
22 *Variance.*

23 1. Public notice of the consideration of a proposed minor conditional use permit in all
24 zones shall be provided by the Community & Economic Development Department Director, or
25 his/her designee, by mailing such notice to the property owners and occupants within 300 feet of
26 the exterior boundaries of the property under consideration;

27 ...

1 3. For mailing purposes, the last known name and address of such owners and occupants as
2 ~~are~~ shown on the latest available equalized assessment roll of the County Assessor shall be used.
3 Such notices shall identify the property under consideration and indicate the nature of the proposed
4 permit.

5 ...”

6 Section 7: Section 19.670.030 of the Riverside Municipal Code is amended as follows:
7 **“Section 19.670.030 Notice of hearing for discretionary actions requiring a public hearing.**

8 Notice of the hearing shall be given in all of the following ways:

9 A. Notice of the hearing shall be mailed or delivered, at least ten days prior to the hearing, to:

10 ...

11 3. All owners of the subject real property on the latest County Assessor records ~~of the~~
12 ~~County Assessor~~ and occupants within 300 feet ~~of the real property~~.

13 ...”

14 Section 8: Section 19.670.130 of the Riverside Municipal Code is added as follows:
15 **“Section 19.670.130 On-site notification signature for projects in the Industrial Zones.**

16 Notice of filing for new development projects within the Business Manufacturing Park (BMP) &
17 General Industrial (I) Zone shall also be made by posting of physical signage on the site by the
18 applicant when a Minor Conditional Use Permit or Conditional Use Permit is being considered.

19 1. Purpose: The on-site notification signage requirement is intended to notify neighbors of the
20 affected project area and the community at large early in the review process, allowing the
21 applicant and the City to consider community input throughout all stages of project review.

22 2. Specific Plan requirements:

23 a. In any specific plan district where specified industrial uses require a Minor
24 Conditional Use Permit or Conditional Use Permit by the current industrial zoning
25 designation, a Notice of Filing sign shall be required.

26 3. Sign criteria/maintenance: Posting of required on-site notification signage shall comply
27 with the following:

1 a. Sign size and specifications.

2 i. Sign(s) shall be four feet high by eight feet wide.

3 ii. Sign(s) shall be attached by ground-mounted stake(s) or post(s) not less than
4 6 feet in height from ground surface.

5 iii. Signs shall not be affixed to buildings or other structures.

6 iv. Signs shall contain the following information:

7 1. City of Riverside Logo;

8 2. "Notice of Filing" lettering;

9 3. Planning project case number;

10 4. Brief project description;

11 5. Project location including Assessor Parcel Number(s) (APNs);

12 6. Project applicant name and contact information;

13 7. Contact information for the City Planning Division; and

14 8. Other information as determined to be necessary by the Community
15 & Economic Development Director or designee, including but not
16 limited to a standardized design template published by the Planning
17 Division.

18 b. Location and installation standards. All sign(s) shall be installed according to the
19 specifications determined by the Planning Division.

20 i. Signs shall be posted on each public street frontage.

21 ii. A minimum of one sign shall be posted for every 300 lineal feet of public
22 street frontage.

23 iii. Corner Lots.

24 1. Where two street frontages intersect, one sign posted at the corner
25 facing the intersection shall satisfy the posting requirement for the
26 first 300 lineal feet of frontage for both streets facing the interchange.

27 iv. Signs shall be located no more than three feet behind the property line
closest to, parallel to, and clearly visible from the street.

1 v. Signs shall not be located within the public right of way.

2 vi. Additional signs may be required as determined by the Planning Division.

3 c. Timing.

4 i. All notification sign(s) shall be installed within 60 days of application
5 submittal.

6 ii. Signs shall remain in place throughout the entire project review period and
7 shall not be removed prior to the expiration of the appeal period of the final
8 action taken on the project.

9 iii. Signs shall be removed no later than 14 days following the expiration of the
10 final appeal period or withdrawal of the application.

11 d. Sign removal and maintenance.

12 i. All sign(s) must be kept adequately maintained in a legible state and remain
13 in place until the final decision on the application has been made or the
14 application is withdrawn.

15 ii. Changes to the nature of the project or the requested entitlements shall
16 necessitate updates to the posted notification signage to the satisfaction of
17 the Planning Division.

18 iii. Failure to remove the sign within the prescribed time period will result in the
19 withholding of any post-entitlement permits.

20 4. The project application shall not be deemed complete until the required notification signage
21 is installed.

22 5. A Notification Signage Exhibit may be required to identify the proposed location of
23 signage and verify compliance with these requirements.”

24 Section 9: Section 19.910.200 of the Riverside Municipal Code is amended as follows:

25 **“Section 19.910.200 “S” Definitions.**

26 *Saloon.* See "bar."

27 ...

1 *Senior housing* means a housing facility or development the occupancy of which is limited to
2 persons 55 years of age or older pursuant to Section 51.3 of the California Civil Code.

3 *Sensitive receptor* means a residential zone or use; K-12 public, private and charter school;
4 *designated parks and open space; adult and child day care facilities; assisted living facilities and*
5 *hospitals.*

6 ...”

7 Section 10: The City Clerk shall certify to the adoption of this Ordinance and cause
8 publication once in a newspaper of general circulation in accordance with Section 414 of the Charter
9 of the City of Riverside. This Ordinance shall become effective on the 30th day after the date of its
10 adoption.

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

13 _____
14 PATRICIA LOCK DAWSON
15 Mayor of the City of Riverside

16 Attest:

17 _____
18 DONESIA GAUSE
19 City Clerk of the City of Riverside

20 //

21 //

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

6 Ayes:

7 Noes:

8 Absent:

9 Abstain:

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

12
13 _____
14 DONESIA GAUSE
15 City Clerk of the City of Riverside
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25-0189 03/07/25

EXHIBIT “A”

Table 19.130.030.A

BMP, I and AIR Industrial Zones Development Standards

Development Standards	BMP	I	AIR	Notes, Exceptions & Special Provisions
Floor Area Ratio (FAR) - Maximum^{1,3}	1.50	0.60	0.60	See Chapter 19.149- Airport Land Use Compatibility
Lot Area - Minimum	40,000 sq. ft. ²	10,000 sq. ft.	8,000 sq. ft.	
Lot Width - Minimum	140 ft.	60 ft.	60 ft.	
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	
Building Height - Maximum ³	—	—	—	See Chapter 19.149- Airport Land Use Compatibility
a. Within 200 feet of a sensitive receptor Residential Zone or use ^{6,7,8}	35 ft.	35 ft.	35 ft.	
b. All other locations	45 ft.	45 ft.	45 ft.	
Building Size - Maximum	—	—	—	Gross floor area, exclusive of mezzanine. Multiple buildings allowed provided the buildings meet the FAR established in Table 19.130.030.B. maximum FAR is not exceeded.
a. Within 200 feet of a Residential Zone or use sensitive receptor ^{6,7}	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	
-b. 200-800 feet of a Residential Zone or use sensitive receptor ^{6,7}	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.	
c. <u>800-1,500 feet of a sensitive receptor</u>	<u>400,000 sq. ft.</u>	<u>400,000 sq. ft.</u>	<u>400,000 sq. ft.</u>	
<u>d. 1,500 feet or more</u> ^{6,7} e. All other locations	<u>Per FAR</u>	Per FAR	Per FAR	
Front Yard Setback - Minimum ⁵	—	20 ft.	15 ft.	In the BMP Zone, 20-feet of the required 50-foot front yard setback shall be landscaped.
a. Buildings over 30 ft. in height or on an arterial street	50 or 40 ft. ⁴ (See Notes)	—	—	However, a 40-foot front yard setback shall be permitted if it is landscaped in its entirety.

b. Buildings 30 ft. or less in height and not on an arterial street	20 ft. (See Notes)	—	—	In the BMP zone, the 20-foot front yard setback required for buildings 30-feet or less in height shall be landscaped in its entirety.
Side Yard setbacks - Minimum	—	—	—	
a. Interior Side	0 ft.	0 ft.	0 ft.	
b. Adjacent to <u>a sensitive receptor Residential Zone or use</u> ^{6,7}	60	60	60	Not less than <u>At least 15-20</u> feet of the minimum side yard setback area directly adjacent to a <u>Residential Zone or use sensitive receptor</u> shall be fully landscaped.
c. Street side	Same as Front Yard	20 ft.	15 ft.	Minimum 10 feet fully landscaped.
Rear Yard Setback - Minimum	—	—	—	
a. Rear yard	0 ft.	0 ft.	15 ft.	
b. Adjacent to <u>a sensitive receptor Residential Zone or use</u> ^{6,7}	60 ft.	60 ft.	60 ft.	Not less than <u>At least 15-20</u> feet of the minimum rear yard setback area directly adjacent to a Residential Zone <u>a sensitive receptor or use</u> shall be fully landscaped.
c. Adjacent to Streets	Same as Front Yard	20 ft.	20 ft.	Minimum 10 feet fully landscaped.

Notes:

1. The Approving or Appeal Authority may allow a development project to exceed a maximum FAR when findings can be made that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses.
2. Smaller minimum lot areas may be established by a specific plan or master plan in the BMP Zone. A master plan must include provisions for common access, parking and maintenance. A total master plan area of five acres is required. Site plan review approval by the Community & Economic Development Director or his/her designee is required for any master plan.
3. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
4. In the BMP Zone, off-street parking, gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than six feet in height shall be permitted in the rear 30 feet of the required 50-foot front yard setback.
5. A minimum front yard setback of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts or is adjacent to a lot or parcel in any residential zone or use.
6. Except where the site is separated from such residential zone or use by a freeway.

7. Measured from the residential zone or property line to the industrial building.

8. ~~A sensitive receptor includes a residential zone or use; K-12 public, private and charter school; designated parks and open space; adult and child day care facilities; assisted living facilities and hospitals shall be defined as defined by Article X - Chapter 19.910 - Definitions a residential zone or use; K-12 public, private and charter schools; designated parks and open space; adult and child day care centers; assisted living facilities, hospitals.~~

EXHIBIT “B”

Table 19.130.030.B

BMP, I and AIR Industrial Zones Floor Area Ratio

Distance from Sensitive Receptor	Lot Size								
	< 2 acres			2-4 Acres			> 4 Acres		
	BMP	I	AIR	BMP	I	AIR	BMP	I	AIR
< 200 feet	.50	.50	.60	.35	.35	.60	.25	.25	.60
< 800 feet	.75	.60	.60	.50	.50	.60	.35	.35	.60
< 1,500 feet	1.5	.60	.60	1.0	.60	.60	.75	.60	.60
> 1,500 feet	1.5	.60	.60	1.5	.60	.60	1.5	.60	.60

EXHIBIT "C"

Use		Zones																Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)				Location of 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)										
		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	X	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	X	X	X	X	
Veterinary Services: Clinics and Small Animal Hospitals (short term boarding) Incidental to a Pet Shop		X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	C	C	MC	C	X	X	X	X	19.430 - Veterinary Services

