

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING SECTION 19.130.010 AND TABLE 19.150.020.A IN TITLE 19 OF THE RIVERSIDE MUNICIPAL CODE.

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

Section 1: Section 19.130.010 of the Riverside Municipal Code is hereby amended as follows:

**“Section 19.130.010 Purpose.**

The industrial zones are established to implement the Business/Office Park and Industrial land use categories of the General Plan. The purpose of the industrial zones is to provide areas appropriate for a wide variety of industrial, manufacturing, and support uses that have the potential to provide jobs and generate tax revenue in Riverside, while protecting residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals and other public places from nuisances or hazards associated with such activities. The industrial zones will also offer locations for new and emerging clean energy uses within the City of Riverside. Commercial uses allowed in the industrial zones are intended to serve the needs of the industrial and surrounding uses and their employees, and generally are not intended to draw customers from a larger region. The purpose of each of the industrial zones is as follows:

- A. *Business and Manufacturing Park Zone (BMP)*. The Business and Manufacturing Park Zone (BMP) is established to provide a district for low-intensity and low-impact industrial, office, and related uses. Typical uses include research and development facilities and laboratories; uses that demonstrate clean energy practices; administrative, executive and professional offices; small-scale warehouses, light manufacturing; and support commercial.
- B. *General Industrial Zone (I)*. The General Industrial Zone (I) is established to provide a district for general manufacturing and wholesaling, limited warehousing and distribution facilities, and support commercial. Uses that demonstrate clean energy practices are also allowed in the (I) zone.
- C. *Air Industrial Zone (AI)*. The Air Industrial Zone (AI) is established to help protect the health, safety and general welfare of the Riverside Municipal Airport and its environs, including

1 provisions for sensible growth and high-quality development tailored to the varied  
2 development conditions of the airport area. Uses that demonstrate compatibility with the  
3 Riverside Municipal Airport and clean energy practices are allowed in the AI Zone. The AI  
4 Zone consists of four subzones - AI-1, AI-2, AI-3, and AI-4 - with the following primary  
5 purposes:

- 6 1. AI-1: To establish areas for businesses needing large-scale, high-visibility locations.
- 7 2. AI-2: To establish areas for airport, industrial, office and limited commercial uses needing  
8 moderate scale sites at or adjacent to the Riverside Municipal Airport.
- 9 3. AI-3: To establish areas for moderate-size uses with varying locations and site size needs.
- 10 4. AI-4: To establish areas for small-size uses with limited visibility and site size needs.

11 D. *Airport Zone (AIR)*. The Airport Zone (AIR) is established in recognition of the importance of  
12 airport and aviation-related uses to the City's economy, and to allow for aviation, industrial,  
13 service and commercial uses related to or compatible with or convenient for airport operations  
14 including those that demo.

15 Section 2: Table 19.150.020.A of the Riverside Municipal Code entitled "Permitted Uses  
16 Table" is hereby amended as shown in Exhibit "A," attached hereto and incorporated by reference.

17 Section 3: The City hereby finds that this ordinance is not subject to review under the  
18 California Environmental Quality Act (CEQA) pursuant to CEQA Guideline section 15061,  
19 subdivision (b)(3) and section 15301 (there is no possibility the activity in question may have a  
20 significant effect on the environment).

21 Section 4: The City Clerk shall certify to the adoption of this Ordinance and cause publication  
22 once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City  
23 of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption.

24 //

25 //

26 //

27 //

28 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

Attest:

DONESIA GAUSE  
City Clerk of the City of Riverside

I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing ordinance was duly and regularly introduced and adopted at a meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

DONESIA GAUSE  
City Clerk of the City of Riverside

22-0463 04/26/22