ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING SECTION 5.77.320 OF THE RIVERSIDE MUNICIPAL CODE REGARDING LOCATION AND DESIGN OF CANNABIS BUSINESSES AND TABLE 19.150.020.A REGARDING PERMITTED USES.

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

Section 1: Section 5.77.320 of the Riverside Municipal Code is amended as shown on Exhibit "A" attached hereto and incorporated herein.

Section 2: Table 19.150.020.A entitled "Permitted Uses Table" is amended as shown on Exhibit "B" attached hereto and incorporated herein.

Section 3: The City Council has reviewed the matter and, based upon the facts and information contained in the staff reports, administrative record, and written and oral testimony, hereby finds that this ordinance is not subject to CEQA pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment.

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

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

_____
PATRICIA LOCK DAWSON
Mayor of the City of Riverside

Attest:

_____
DONESIA GAUSE
City Clerk of the City of Riverside

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/ /

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CITY ATTORNEY'S OFFICE
3750 UNIVERSITY AVE., STE. 250
RIVERSIDE, CA 92501
(951) 826-5567

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 _____, 2025, 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 _____, 2025.

_____
DONESIA GAUSE
City Clerk of the City of Riverside

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22-2104.84 TAT 05/22/25

CITY ATTORNEY'S OFFICE
3750 UNIVERSITY AVE., STE. 250
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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, Title 17, 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

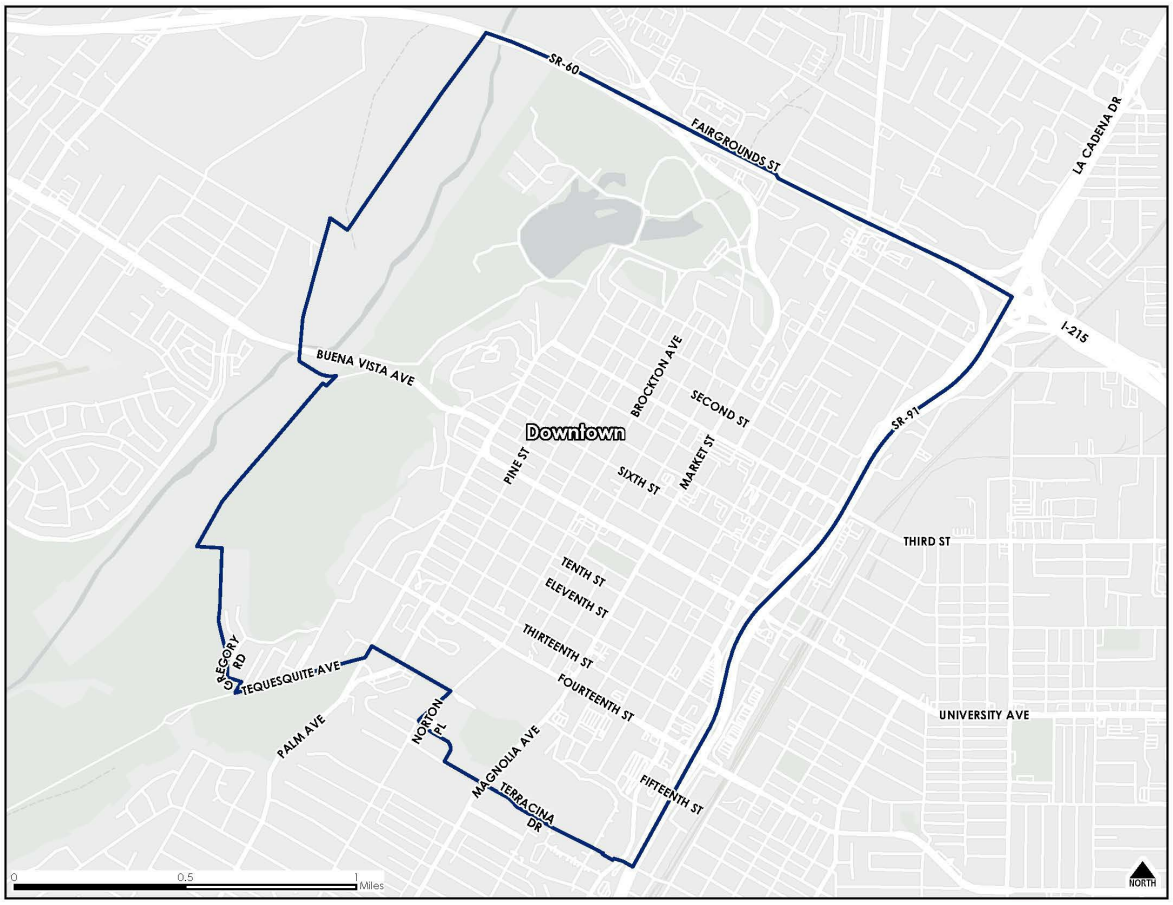
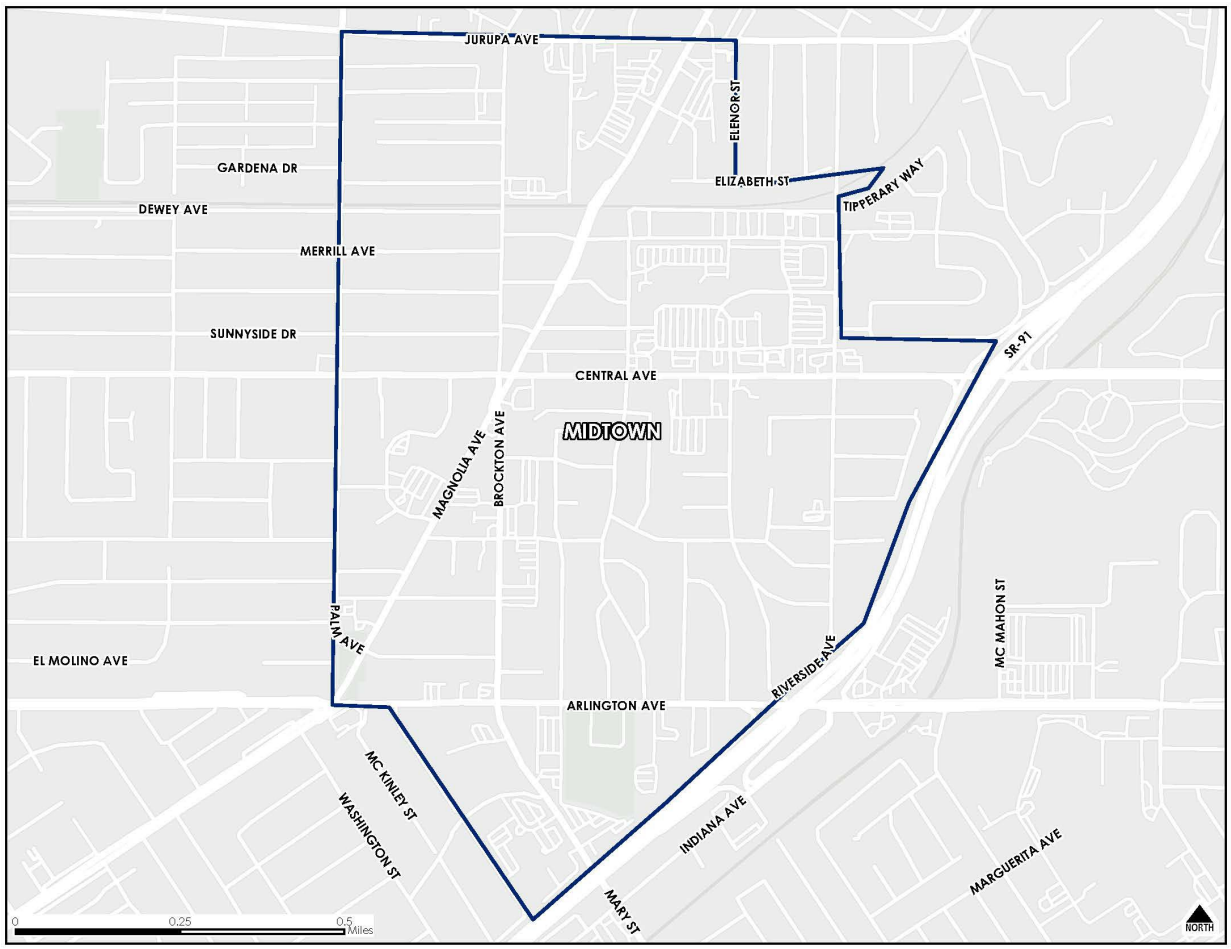


Figure 5.77.320.A.6-2: Midtown Boundary Map



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).

. . ."

EXHIBIT "B"

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 Uses Table and the Temporary Uses Table.

Use	Zones																				Location of Required 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)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	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
Cannabis Testing Laboratory																						See Laboratories - Research
Cannabis Warehouse/Distribution																						See Warehouse & Distribution Facilities

* = 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) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply.

*** = 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

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

P = Permitted

PRD = Planned Residential Development Permit, Chapter 19.780

SP = Site Plan Review Permit, Chapter 19.770

sq. ft. = Square Feet

RCP = Recycling Center Permit, Chapter 19.870

X = Prohibited

[1] Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).

[2] 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.

[3] Allowed with a Planned Residential Development (PRD) Permit, Chapter 19.780.

[4] 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.

[5] Permitted or conditionally permitted on sites that do not include a residential use.

[6] 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.

[7] Allowed for Two-Unit Developments pursuant to Chapter 19.443.