

RIVERSIDE MUNICIPAL CODE AMENDMENTS

PR-2025-001795 (ZONING CODE TEXT AMENDMENT)
CHAPTER 5.77 – LAND USE STANDARDS
TITLE 19 – PERMITTED LAND USE TABLE

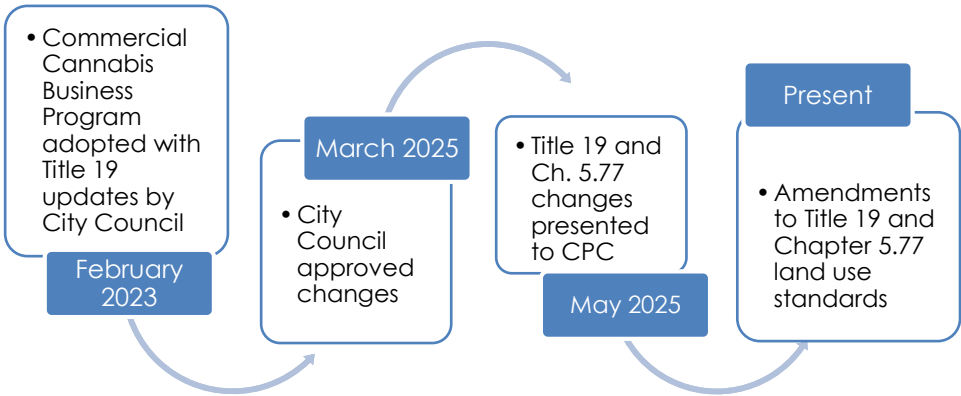
Community & Economic Development Department

City Council
June 17, 2025

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BACKGROUND



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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



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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

City Council may wish to consider exempting non-retail cannabis businesses from location requirements.



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STRATEGIC PLAN ALIGNMENT



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-2025-001794 (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.



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