

Chapter 19.150 BASE ZONES PERMITTED LAND USES

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
[...]																						
Taxi Company with Vehicle Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Tiny Home Community (Foundation)	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.100.070 - Additional regulations for the R-3 and R-4 Zones.
<u>Tobacco Retail, Standalone (Smoke Shop)</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	<u>Prohibited Use</u>
Transitional Housing																						
2 to 6 occupants	P	P	P	P	P	P	P	MC	MC	MC	X	P	P	P	X	X	X	X	X	X	X	
more than 6 occupants	P	P	P	P	P	P	P	C	C	C	X	P	P	P	X	X	X	X	X	X	X	
Truck and Trailer Storage - Primary Use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Tutoring Center	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	X	X	P	
[...]																						

\* = 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.

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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

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

SP = Site Plan Review Permit, Chapter 19.770

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.

<sup>8</sup> Permitted by-right if located in an industrial or commercial zone and does not contain existing residential units, or if previously developed with a vehicle fuel station.

(Ord. 7743, § 2(Exh. A), 2025; Ord. 7731, § 2(Exh. B), 2025; Ord. No. 7701, §§ 12(Exh. A), 13(Exh. A), 2025; Ord. 7683, § 9(Exh. F), 2024; Ord. 7660, § 1(Exh. A), 2024; Ord. 7652 § 3(Exh. B), 2023; Ord. 7630 § 4(Exh. A), 2023; Ord. 7592 § 4(Exh. D), 2022; Ord. 7587, § 2(Exh. A), 2022; Ord. 7573 § 1(Exh. A), 2021; Ord. 7552 § 7(Exh. C), 2021; Ord. 7541, § 6(Exh. C), 2020; Ord. 7528 § 1(Exh. A), 2020; Ord. 7520 § 1(Exh. A); Ord. 7505 § 1(Exh. A), 2020; Ord. 7487 § 13(Exh. D), 11-5-2019; Ord. 7462, § 2(Exh. A), 2019; Ord. 7431 § 3(Exh. A), 2018)

19.150.020.B Incidental Uses Table

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

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
Tiny Home Community***	X	X	C	C	C	C	X	C	C	C	C	C	C	C	X	X	X	X	X	X	X	19.255 - Assemblies of people—non-entertainment 19.100.070 - Additional regulations for the R-3 and R-4 Zones. 19.910 - Definitions
<u>Tobacco Retail, Incidental</u>	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X	P	<u>6.24 – Permitting of Tobacco Retail Establishments</u>
Vehicle Repair - Personal	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.527 - Vehicle Repair - Personal

<sup>1</sup> Accessory Dwelling Units (ADU) are permitted when an existing or proposed primary single-family or multi-family residential dwelling is located on the same property, pursuant to Chapter 19.422.

<sup>2</sup> See exemptions noted in 19.450 - Alcohol Sales

<sup>3</sup> Outdoor Sales and Display - Incidental are permitted on an intermittent basis with a TUP. See Section 19.740

<sup>4</sup> Where play areas are proposed in conjunction with a new drive-thru restaurant, the play area can only be considered under the same conditional use permit required for the drive-thru business.

<sup>5</sup> Non-domestic animal keeping in the RE and R-1 zones shall only permit chicken (poultry) keeping pursuant to Chapter 19.455 Animal Keeping.

\* = For CRC, MU-U and MU-V Zones a Site Plan Review (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.

\*\*\* = Accessory to an Assemblies of People — Non-Entertainment and subject to the applicable standards identified in Chapter 19.255, Assemblies of People—Non-Entertainment.

P = Permitted

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

RCP = Recycling Center Permit, Chapter 19.870.

TUP = Temporary Use Permit, Chapter 19.740

X = Prohibited

sq. ft. = Square Feet

SP = Site Plan Review Permit, Chapter 19.770

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PRD = Planned Residential Development Permit, Chapter 19.780

RRP = Room Rental Permit

(Ord. 7743, § 3(Exh. B), 2025; Ord. No. 7701, §§ 12(Exh. A), 13(Exh. B), 2025; Ord. 7660, § 1(Exh. A), 2024; Ord. 7652 § 4(Exh. C), 2023; Ord. 7630 § 5(Exh. B), 2023; Ord. 7617 § 1(Exh. A), 2022; Ord. 7528 §1(Exh. A), 2020; Ord. 7520 §1(Exh. A); Ord. 7505 § 1(Exh. A), 2020; Ord. 7457 § 1(Exh. A), 2019; Ord. 7431 § 3(Exh. A), 2018; Ord. 7408 §1, 2018; Ord. 7331 §11, 2016; Ord. 7316 §4, 2016; Ord. 7273 §1, 2015; Ord. 7222 §3, 2013, Ord. 7110 §§2, 3, 4, 2011; 7064 §9, 2010; Ord. 6966 §1, 2007)

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### *Chapter 19.405 TOBACCO RETAIL (SMOKE SHOP)*

#### **19.405.010 Purpose.**

The purpose of this chapter is to establish a policy to amortize existing, legally established tobacco retail establishments (smoke shops) that are no longer permitted uses. This policy is established to promote public health, to ensure security and compatibility with surrounding uses and properties, and to avoid any impacts associated with such uses.

#### **19.405.020 Applicability.**

- A. This policy shall apply to standalone tobacco retail establishments (smoke shops) as defined in Article X (Definitions) that existed as of the effective date of this chapter.
- B. Tobacco retail establishments shall be subject to the provisions of Chapter 6.24 (Permitting of Tobacco Retail Establishments) including but not limited to any permit, renewal, location, operation or other procedures, limitations or requirements established by the Riverside Police Department as may be amended from time to time.
- C. The provisions of this chapter shall not apply to incidental retail sale of tobacco products associated with another primary permitted use.

#### **19.405.030 Amortization.**

- A. As of the effective date of this chapter, standalone tobacco retail establishments (smoke shops) are prohibited as a primary land use in all Zones as established in Article V (Base Zones and Related Use and Development Provisions). No new smoke shops shall be permitted to be established, nor any permits, licenses or other approvals granted for such operations after the effective date of this chapter.
- B. Existing, legally established smoke shops may continue to operate for a period of no longer than three (3) years from the effective date of this ordinance or December 31, 2028, whichever is later.
  1. During this amortization period, Tobacco Retail Establishment Permits granted pursuant to Chapter 6.24 of the Riverside Municipal Code may be renewed pursuant to the normal renewal procedures established for such permits established by the Riverside Police Department.
  2. Any tobacco retail permit renewed during the amortization period shall become void upon the end of the amortization period.

#### **19.405.030 Hardship extension.**

- A. The owner or operator of a smoke shop subject to the amortization provisions of this chapter may petition for a hardship exemption not to exceed 12 months from the end of the amortization period.
- B. The City Manager or his/her designee shall have the authority to grant hardship extensions to the amortization period.

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- C. The hardship extension petition shall be submitted in writing no later than 120 days prior to the end of the amortization period along with necessary documentation and evidence to support the claim of hardship as may be deemed necessary by the City Manager or his/her designee.
  - D. The decision of the City Manager or designee shall be appealable to the City Council.
  - E. In no case shall a hardship extension be granted that exceeds the duration of the amortization period plus 12 months.

**19.405.040 Severability.**

If any provision of this ordinance or chapter or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions or applications of this ordinance or chapter which can be implemented without the invalid provision or application and to this end the provisions of this ordinance and chapter are declared to be severable.