



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

November 7, 2025

Daniel Palafox, Project Planner
City of Riverside Planning Department
3900 Main Street, Third Floor
Riverside, CA 92522

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RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1088RG25

Related File No.: PR-2023-001523 (Zoning Code Update)

APN: Citywide

Dear Mr. Palafox,

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Riverside Zoning Code Update (PR-2023-001523), a proposal to amend Title 19 (Zoning), including but not limited to Articles V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), and X (Definitions). The proposed amendments are intended to 1) Define "sensitive receptors" throughout Title 19 including amending applicable tiered development standards for new warehousing and distribution facilities development adjacent to specified uses; 2) Provide landscaping buffering requirements for industrial development adjacent to residential zones or uses; 3) Modify project notification requirements including requiring on-site Notice of Filing signs, and notification to multi-tenant occupants in addition to real property owners for specified industrial development; 4) revise Table 19.150.020.A (Permitted Use Table) and 19.150.020.B (Incidental Uses Table) to modify the required entitlements for warehousing and distribution facilities and warehousing (storage) as an incidental use; 5) Align Chapter 19.435 (Warehousing and Distribution Facilities) with recent changes to state law including implementation of Assembly Bill (AB) 98 and implement revised Floor Area Ratio (FAR) values, increased project notification radius requirements, buffer requirements, and other substantive changes; 6) Make other minor and/or non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies.

The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the City of Riverside.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, 2005 Riverside Municipal Airport Land Use Compatibility Plan, and the 2004 Flabob Airport Land Use Compatibility Plan.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,

AIRPORT LAND USE COMMISSION

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

cc: ALUC Case File

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PART II - CODE OF ORDINANCES
 Title 19 - ZONING
 ARTICLE V - BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS
 Chapter 19.130 INDUSTRIAL ZONES (BMP, I, AI AND AIR)

Chapter 19.130 INDUSTRIAL ZONES (BMP, I, AI AND AIR)

19.130.030 Development standards for Industrial Zones.

- A. Table 19.130.030.A (BMP, I and AIR Industrial Zones Development Standards) sets forth the minimum development standards for all development in the BMP, I, and AIR Zones.
- B. Table 19.130.030.B (AI Industrial Zones Development Standards) sets forth the minimum development standards for all development in the AI Zones.

(Ord. 7609 § 1, 2022; Ord. 7331 §7, 2016; Ord. 6966 §1, 2007)

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 Residential Zone or use ^{6, 7}	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 maximum FAR is not exceeded.
a. Within 200 feet of a Residential Zone or use ^{6, 7}	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	
b. 200-800 feet of a Residential Zone or use ^{6, 7}	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.	
c. All other locations	Per FAR	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.

Commented [DP1]: No changes - new table in 19.435

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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 Residential Zone or use ^{6, 7}	60	60	60	Not less than 15 At least 20 feet of the minimum side yard setback area directly adjacent to a Residential Zone or use 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 Residential Zone or use ^{6, 7}	60 ft.	60 ft.	60 ft.	Not At least less than 15 20 feet of the minimum rear yard setback area directly adjacent to a Residential Zone or use sensitive receptor 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.

Table 19.130-030-B
All Industrial Zones Development Standards

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Development Standards	Zones			
	AI-1	AI-2	AI-3	AI-4
Floor Area Ratio (FAR) – Maximum³⁻⁵	1.50	1.50	1.50	1.50
Lot Area – Minimum²	5 acres			
Major Arterial Frontage		40,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.
All other streets		20,000 sq. ft.	20,000 sq. ft.	14,000 sq. ft.
Lot Width – Minimum	300 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		140 ft.	140 ft.	140 ft.
20,000 sq. ft. Lot		100 ft.	100 ft.	
14,000 sq. ft. Lot				100 ft.
Building Height – Maximum³⁻⁴	45 ft.	45 ft.	45 ft.	45 ft.
Front Yard Setback – Minimum	50 ft. (front 20 ft. landscaped)			
40,000 sq. ft. Lot (Major Arterial Frontage)		50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)
20,000 sq. ft. Lot		20 ft. (all landscaped)	20 ft. (all landscaped)	
14,000 sq. ft. Lot				15 ft. (all landscaped)
Side Yard Setback – Minimum¹	20 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		20 ft.	20 ft.	20 ft.
20,000 sq. ft. Lot		None	None	
14,000 sq. ft. Lot	20 ft.			None
Rear Yard Setback – Minimum¹	20 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		20 ft.	20 ft.	20 ft.
20,000 sq. ft. Lot		None	None	
14,000 sq. ft. Lot				None

Notes:

1. The side or rear yard setback shall be the same as the required front yard setback wherever a side or rear yard abuts any lot zoned for residential use.
2. Smaller minimum lot areas may be established by a specific plan or airport master plan. A master plan must include provisions for common access, parking and maintenance. A total master plan area of five acres is required. Site plan 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. No building, structure or tree may penetrate the flight zone of an airport per the "imaginary surfaces" established by Federal Aviation Regulations FAR Part 77.25.
5. 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.

(Ord. No. 7701, § 11, 2025; Ord. 7609, § 2(Exh. A), 2022; Ord. 7541, §§ 2(Exh. A), 3(Exh. B), 2020; Ord. 7413, § 1(Exh. A), 2-20-2018)

(Supp. No. 29, Update 1)

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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.
- B. *Walls.* Wherever a lot or parcel in any industrial zone abuts a Residential Zone or use, or abuts an alley that separates the industrial zone from a Residential Zone or use, 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. Such wall shall be limited in height to three feet in any required front yard or street side yard setback area.
 - 2. Such wall shall not be required until the industrial lot or parcel is developed with a permitted use.
- C. *Outdoor display and storage.* Except for the outdoor storage and display of aircraft, outdoor display and storage shall not be permitted except as specified in 19.285 (Outdoor Storage Yard), 19.500 (Outdoor Display of Incidental Plant Materials), 19.505 (Outdoor Display and Sales - Incidental) and 19.510 (Outdoor Storage—Incidental).
- D. *Use of interior rear and side yards for off-street parking and loading.* Except for required landscape areas, required interior rear yards and side yards may be used for off-street parking, off-street loading, outdoor storage incidental to a permitted use, and any use permitted in the required front yard area; provided such loading, parking and storage areas are acoustically shielded and screened from adjacent Residential Zones or uses and the public right-of-way, to the satisfaction of the Community & Economic Development Director or his/her designee.
- E. *Lighting.* Lighting for signs, structures, landscaping, parking areas, loading areas and the like, shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Outdoor Lighting).
- F. *Screening of mechanical equipment.* All roof-supported or ground-supported mechanical equipment and utility equipment shall comply with the regulations set forth in Chapter 19.555 (Outdoor Equipment Screening).
- G. *Landscape.*
 - 1. Front and side yard areas.
 - a. Landscaping adjacent to streets and sensitive receptors shall be suitably landscaped and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation).
 - b. Such setbacks landscape areas shall not be used for off-street parking, loading, storage or accessory buildings.
 - 2. Buffering between uses. In addition to any required perimeter walls, a landscape planter strip shall be provided when adjacent to a residential zone or use, along the shared property line.
 - a. Dimensions: The landscape planter strip shall have a minimum width of twenty feet.
 - b. Plant Materials: The planter strip shall have a layered composition of deciduous and/or evergreen trees.
 - i. A minimum of two rows of trees is required.
 - 1. Each row shall be placed at intervals of one for every 30 linear feet and

shall be staggered such that the distance between trees in each row is not less than 15 feet.

- ii. All trees shall be mature at the time of planting.
- iii. The remainder of the planter strip shall be permanently stabilized by ground cover plantings, mulch, or similar methods.
- iv. Alternative planting materials may be considered subject to the approval of the approving authority.

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

- H. *Performance standards.* All uses shall comply with the performance standards set forth in Chapter 19.590 (Performance Standards) for industrial uses, except that the noise associated with aircraft operations shall be exempt from noise standards but shall comply with any applicable Federal Aviation Administration regulations regarding noise.
- I. *Parking and loading requirements.* Parking areas shall be provided as set forth in Chapter 19.580 (Parking and Loading).
- J. *Trash receptacles and enclosures.*
 - 1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
 - 2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.

(Ord. 7541, § 4, 2020; Ord. 7331 §7, 2016; Ord. 6966 §1, 2007)

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PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE V - BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS
Chapter 19.150 BASE ZONES PERMITTED LAND USES

Chapter 19.150 BASE ZONES PERMITTED LAND USES

19.150.010 Purpose.

This section establishes land use regulations for all base zones listed in this article consistent with the stated intent and purpose of each zone.

(Ord. 7573 § 1(Exh. A), 2021; Ord. 7331 §12, 2016; Ord. 6966 §1, 2007)

19.150.020 Permitted land uses.

Table 19.150.020 A. (Permitted Uses Table), Table 19.150.020 B. (Incidental Uses Table) and Table 19.150.020 C. (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted land uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use Permit), or conditional use permit (Chapter 19.760 - Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A. also identifies those uses that are specifically prohibited. Uses not listed in tables are prohibited unless the Community & Economic Development Department Director, or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.

Chapter 19.149 - Airport Land Use Compatibility includes additional Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable Airport Land Use Compatibility Plan.

(Ord. 7630 § 3, 2023; Ord. 7573 § 1(Exh. A), 2021; Ord. 7552 §6, 2021; Ord. 7431, § 1(Exh. A), 2-20-2018; Ord. 7331 §12, 2016; Ord. 7273 §1, 2015; Ord. 7222 § 3, 2013; Ord. 7110 §§2, 3, 4, 2011; Ord. 7109 §§4, 5, 2010; Ord. 7072 §1, 2010; Ord. 7064 §9, 2010; Ord. 6966 §1, 2007)

Use		19.150.020.A Permitted Uses Table																			
		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	
Vehicle Sales, Rental and Leasing - New and Used (With Outdoor Display)	X	X	X	X	X	X	X	X	C	X	X	X	X	MC ⁵	X	X	X	X	X	X	
Vehicle Wash Facilities	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	19.425 - Vehicle Wash Facilities
Vehicle Wholesale Business:																					19.427 - Vehicle Wholesale Business
Indoor (less than 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	
Outdoor & Indoor (In excess of 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	
Veterinary Services:																					19.430 - Veterinary Services
Clinics and Small Animal Hospitals (short term boarding)	X	X	X	X	X	X	X	MC	MC	MC	X	C	C	MC	C	C	X	X	X	MC	
Incidental to a Pet Shop	X	X	X	X	X	X	X	P	P	P	X	MC	MC	X	X	X	X	X	X	P	
Warehousing & Distribution Facilities:																					19.435 - Warehousing & Distribution Facilities
a. 10,000 sq. ft. or less	X	X	X	X	X	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	X	X	X	
b. Greater than 10,000 sq. ft. and less than 100,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	MC/C	MC/C	MC/C	MC/C	X	X	X	
c. <u>Greater than 100,000 sq. ft. and less than 400,000 sq. ft. or more</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C	X	X	X	
d. <u>400,000 sq. ft. or greater</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	C	X	X	X	
Wireless Telecommunication Facilities and Related Support Structures	X	X	P/C ¹	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C	P/C	P/C	P/C ⁵	P/C ⁵	P/C ⁵	P/C	P/C	P/C	P/C	P/C	P/C	P/C	19.530 - Wireless Telecommunications Facilities and

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* = 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 Zone, refer to Sections 19.100.030.0 (RA-5 Zone Permitted Uses) and 19.100.030.8 (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.0 and 19.100.030.8 exists, the provisions of Sections 19.100.030.0 and 19.100.030.8 shall control.

Refer to Chapter 19-149 - Airport Land Use Compatibility for airport land use compatibility zones where use may be strictly prohibited.

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 restricted.

C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760
PRD = Planned Residential Development Permit, Chapter 19.780

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

sq. ft. = Square Feet

X = Prohibited

¹Commercial 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.

^c 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.

(Ord. No. 7701, §§ 121[Ex. A], 13[Ex. A], 2025, Ord. 7683, 9[Exh. F], 2024; Ord. 7660, 6[Exh. A], 2024; Ord. 7652 § 3[Exh. A], 2023; Ord. 7630 § 4[Exh. A], 2023; Ord. 7592 § 4[Exh. A], 2022; Ord. 7587, 5[Exh. A], 2022; Ord. 7573 § 1[Exh. A], 2021; Ord. 7552 § 1[Exh. A], 2020; Ord. 7541 § 6[Exh. C], 2020; Ord. 7528 § 1[Exh. A], 2020; Ord. 7505 § 1[Exh. A], 2020; Ord. 7487 § 1[Exh. D], 11-5-2019; Ord. 7462 § 2[Exh. A], 2019; Ord. 7431 § 3[Exh. A], 2018)

Use		19.150.020.B Incidental Uses Table																		Location of Required Standards in the Municipal Code								
		Zones							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)			Location of Required Standards in the Municipal Code
		RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	A1	AIR	PF	RWY	NC Overlay						
Outdoor Display and Sales - Incidental ³		X	X	X	X	X	X	X	X	X	TUP	X	X	X	X	X	X	X	X	X	X	19.505 - Outdoor Display and Sales						
Outdoor Storage - Incidental		X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	19.510 - Outdoor Storage						
Play Areas Incidental to Restaurants ⁴		X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	19.515 - Play Areas Incidental to Restaurants						
Rental of Rooms																						19.100 - Residential Zones						
2 or fewer		P	P	P	P	P	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	19.520 - Rental of Rooms						
3 or 4		P	P	RRP	RRP	RRP	X	X	X	X	X	RRP	X	X	X	X	X	X	X	X	X	19.895 - Room Rental Permit						
Tiny Home Community***		X	X	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						

(Supp. No. 29, Update 1)

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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
Warehousing, Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	See Chapter 19.130 Industrial Zones

(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 § 1, 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)

¹ 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.

² See exemptions noted in 19.450 - Alcohol Sales

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

⁴ 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.

⁵ 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 19.235, 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

X = Prohibited

TUP = Temporary Use Permit, Chapter 19.740 SP = Site Plan Review Permit, Chapter 19.770

sq. ft. = Square Feet

RRP = Room Rental Permit

RCP = Recycling Center Permit, Chapter 19.870.

PRD = Planned Residential Development Permit, Chapter 19.780

PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE VII. - SPECIFIC LAND USE PROVISIONS
Chapter 19.435 WAREHOUSING AND DISTRIBUTION FACILITIES

Chapter 19.435 WAREHOUSING AND **DISTRIBUTION FACILITIES**

Commented [DP1]: I decided against changing the name. It serves no functional purpose and any issues are addressed in the definitions chapter.

19.435.010 Purpose.

The purpose of regulating warehousing and distribution facilities is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

It is the intent of thesethis chapterregulations to implement the *Good Neighbor Guidelines for Siting New and/or Modified Industrial Facilities* adopted by the City Council on November 10, 2020 and implement the statutory requirements of California Government Code § 65098 otherwise known as Assembly Bill 98.

(Ord. 7541, § 8(Exh. D), 2020)

19.435.020 Applicability and permit requirements.

For any new warehousing and distribution facility, as defined in Article X (Definitions) the provisions set forth in the California Government Code § 65098, shall apply to any new or modified primary warehousing and logistics facility as required by state law. In the event that the provisions set forth in this chapter conflict with § 65098 or do not address the provisions set forth in this Chapter, then the stricter of the two provisions shall apply.

Commented [DP2]: Option 1

For any new or modified warehousing and logistics facility, as defined in Article X (Definitions), the provisions of California Government Code § 65098 shall apply, as required by state law. In the event of a conflict between the provisions of this Chapter and § 65098, or if this Chapter addresses a matter not covered by § 65098, the more stringent provision shall govern.

Commented [DP3]: Option 2

1. Warehousing and distribution facilities, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provision, subject to the requirements contained in this chapter.
2. Warehousing storage, Incidental, as defined Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provision, subject to the requirements contained in Chapter 19.130 (Industrial Zones).

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(Ord. 7541, § 8(Exh. D), 2020)

19.435.030 Development standards**Site location, operation and development standards.**

The standards set forth in Article V, Base Zones and Related Use and Development Provisionthis chapter, shall apply toto any new or modified logistics facility or building where warehousing, and distribution facilitiesand logistics is the primary use, unless otherwise specified here.

Table 19.435.030.A
Warehousing and Distribution Facilities Development Standards

Development Standards	BMP	I	AIR	Notes, Exceptions & Special Provisions

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<u>Lot Area - Minimum</u>	<u>40,000 sq. ft.²</u>	<u>10,000 sq. ft.</u>	<u>8,000 sq. ft.</u>	
<u>Lot Width - Minimum</u>	<u>140 ft.</u>	<u>60 ft.</u>	<u>60 ft.</u>	
<u>Lot Depth - Minimum</u>	<u>100 ft.</u>	<u>100 ft.</u>	<u>100 ft.</u>	
<u>Building Height - Maximum³</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>See Chapter 19.149-Airport Land Use Compatibility</u>
<u>a. Within 200 feet of a sensitive receptor^{6,7,8}</u>	<u>35 ft.</u>	<u>35 ft.</u>	<u>35 ft.</u>	
<u>b. All other locations</u>	<u>45 ft.</u>	<u>45 ft.</u>	<u>45 ft.</u>	
<u>Building Size - Maximum</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>Gross floor area, exclusive of mezzanine. Multiple buildings allowed provided buildings meet the FAR established in Table 19.435.030.B.</u>
<u>a. Within 200 feet of a sensitive receptor^{6,7}</u>	<u>10,000 sq. ft.</u>	<u>10,000 sq. ft.</u>	<u>10,000 sq. ft.</u>	
<u>b. 200-800 feet of a sensitive receptor^{6,7}</u>	<u>100,000 sq. ft.</u>	<u>100,000 sq. ft.</u>	<u>100,000 sq. ft.</u>	
<u>c. 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^{6,7}</u>	<u>Per FAR</u>	<u>Per FAR</u>	<u>Per FAR</u>	
<u>Front Yard Setback - Minimum⁵</u>	<u>—</u>	<u>20 ft.</u>	<u>15 ft.</u>	<u>In the BMP Zone, 20-feet of the required 50-foot front yard setback shall be landscaped.</u>
<u>a. Buildings over 30 ft. in height or on an arterial street</u>	<u>50 or 40 ft.⁴ (See Notes)</u>	<u>—</u>	<u>—</u>	<u>However, a 40-foot front yard setback shall be permitted if it is landscaped in its entirety.</u>
<u>b. Buildings 30 ft. or less in height and not on an arterial street</u>	<u>20 ft. (See Notes)</u>	<u>—</u>	<u>—</u>	<u>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.</u>
<u>Side Yard setbacks - Minimum</u>	<u>—</u>	<u>—</u>	<u>—</u>	
<u>a. Interior Side</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0 ft.</u>	
<u>b. Adjacent to a sensitive receptor^{6,7}</u>	<u>60</u>	<u>60</u>	<u>60</u>	<u>At least 20 feet of the minimum side yard setback area directly adjacent to a sensitive receptor shall be fully landscaped.</u>
<u>c. Street side</u>	<u>Same as Front Yard</u>	<u>20 ft.</u>	<u>15 ft.</u>	<u>Minimum 10 feet fully landscaped.</u>
<u>Rear Yard Setback - Minimum</u>	<u>—</u>	<u>—</u>	<u>—</u>	
<u>a. Rear yard</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>15 ft.</u>	
<u>b. Adjacent to a sensitive receptor^{6,7}</u>	<u>60 ft.</u>	<u>60 ft.</u>	<u>60 ft.</u>	<u>At least 20 feet of the minimum rear yard setback</u>

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				area directly adjacent to a sensitive receptor or use shall be fully landscaped.
<u>c. Adjacent to Streets</u>	<u>Same as</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>Minimum 10 feet fully landscaped.</u>
	<u>Front Yard</u>			

Table 19.435.030.B
BMP, I and AIR Industrial Zones Floor Area Ratio Table

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

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 identified as sensitive receptor.
6. Except where the site is separated from such sensitive receptor by a freeway.
7. Measured from the sensitive receptor property line to the primary warehousing 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 as defined by Article X - Chapter 19.910 - Definitions.

19.435.040 Site planning standards.

A. All warehousing and distribution facilities shall comply with the following.

1. The development project shall comply with the 21st Century or Tier 1 21st Century Warehouse standards as set forth in California Government Code § 65098 including but not limited to:

- a) Adhering to the most current building energy efficiency standards of the CA Green Building Code.
- b) Complying with truck loading bay location requirements.
- c) Integration of truck entrance and exits and internal circulation requirements.

2. Any new facility shall be located on roadways that meet the following street classifications as defined by the City's General Plan Circulation Element consistent with California Government Code § 65098:

- a) Arterial roads.
- b) Collector roads.
- d) Local roads that predominantly serve commercial, agricultural, or industrial uses.

4. Driveways, loading areas, docks, truck wells and internal circulation routes shall be oriented away from sensitive receptors to the maximum extent feasible.

5. Loading areas, docks, truck wells and outdoor storage areas shall be fully screened from view of sensitive receptors and from public rights-of-way with buildings, freestanding walls and fences, landscaping or other means to the satisfaction of the Approving Authority. Where loading areas, docks, truck wells and outdoor storage areas are located adjacent to a sensitive receptor, they shall be fully screened from view of the adjacent sensitive receptor by means of a solid wall with a minimum height of 10 feet as measured from the finished grade of the adjacent sensitive receptor.

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

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

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

9. Where transport by temperature-controlled trucks or trailers is proposed, on-site electrical hookups shall be provided at loading docks. Idling or use of auxiliary truck engine power to power climate-control equipment shall be prohibited.

(Ord. 7541, § 8(Exh. D), 2020)

19.435.050 Site location, operational and additional standards.

A. Health Risk Assessment. A Health Risk Assessment (HRA) shall be prepared in accordance with the South Coast Air Quality Management District (SCAQMD) Guidelines when the following apply:

1. The new development or substantial enlargement of a warehousing and logistics facility is within 1,000 feet of a sensitive receptor.
2. The new development or substantial enlargement of a warehousing and distribution facility generates 150 or more truck trips per day, as determined by the most recent Institute of Transportation Engineers (ITE) Trip Generation Rate for the specific proposed land use.

B. Specific Plan 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 19.435.030.A and Table 19.435.030.B shall prevail unless the specific plan district standards are more restrictive.

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

1. Such wall shall be limited in height to three feet in any required front yard or street side yard setback area.
2. Such wall shall not be required until the industrially zoned lot or parcel is developed with a permitted use.

D. Outdoor display and storage. Except for the outdoor storage and display of aircraft, outdoor display and storage shall not be permitted except as specified in 19.285 (Outdoor Storage Yard), 19.500 (Outdoor Display of Incidental Plant Materials), 19.505 (Outdoor Display and Sales – Incidental) and 19.510 (Outdoor Storage—Incidental).

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

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

G. Screening of mechanical equipment. All roof-supported or ground-supported mechanical equipment and utility equipment shall comply with the regulations set forth in Chapter 19.555 (Outdoor Equipment Screening).

H. Landscaping.

1. Front and side yard areas.
 - a. Landscaping adjacent to streets and sensitive receptors shall be suitably landscaped and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation).
 - b. Such landscape areas shall not be used for off-street parking, loading, storage or accessory buildings.
2. Buffering between uses.
 - a. Any new or modified warehousing and distribution facility shall provide a landscaped buffer whenever a project site is within 900 feet of a sensitive receptor per California Government Code § Section 65098.

I. Performance standards. All warehousing and distribution facilities shall comply with the performance standards set forth in Chapter 19.590 (Performance Standards) for industrial uses.

J. Parking and loading requirements. Parking areas shall be provided as set forth in Chapter 19.580 (Parking and Loading).

K. Trash receptacles and enclosures.

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

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

L. Truck Routing Plan. Prior to the issuance of a certificate of occupancy, the development operator shall establish and submit for approval to the Approving Authority, a truck routing plan to and from the state highway system based on the latest truck route map of the City as determined by the City's General Plan Circulation Element.

M. Project Notification Requirements.

- a. The notification radius for any new warehousing and distribution facility shall be extended to 1,000 feet.
- b. All other project notification requirements shall abide by the standards set forth in Chapter 19.670 – Public Hearings and Notice Requirements.

N. Replacement Housing. Replacement housing and rental assistance shall be required per California Government Code § Section 65098.6.

(Ord. 7541, § 4, 2020; Ord. 7331 §7, 2016; Ord. 6966 §1, 2007)

19.435.060 Design review required.

No new building, structure or sign or exterior alteration or enlargement of an existing building, structure or sign shall be commenced for any warehousing and distribution facility until design review approval has been granted pursuant to Chapter 19.710 (Design Review).

19.435.070 Warehousing, storage.

Warehousing, storage as defined by Article X (definitions) shall abide by the standards of Chapter 19.130. For any warehousing, storage, the building or portion thereof must not occupy more than 15% of the cumulative floor area and must not generate a maximum of 10 trips a day. Warehousing, storage may include ground level loading doors on one or more sides of the building not to exceed more than four (4) dock high loading doors total.

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

1. Driveways, loading areas, docks, truck wells and internal circulation routes shall be oriented away from residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals or other public places to the maximum extent feasible.
2. Loading areas, docks, truck wells and outdoor storage areas shall be fully screened from view of residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals or other public places and from public rights of way with buildings, freestanding walls and fences, landscaping or other means to the satisfaction of the Approving Authority.

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

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

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

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1. Driveways, loading areas, docks, truck wells and internal circulation routes shall be oriented away from residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals or other public places to the maximum extent feasible.
2. Loading areas, docks, truck wells and outdoor storage areas shall be fully screened from view of residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals or other public places and from public rights of way with buildings, freestanding walls and fences, landscaping or other means to the satisfaction of the Approving Authority.

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

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3. Operations, including loading, unloading, staging and storage of trucks and trailers, shall comply with Title 7 (Noise) of this Code.
4. Idling of trucks queued or operated on site shall not exceed five minutes.
5. Where transport by temperature controlled trucks or trailers is proposed, on-site electrical hookups shall be provided at loading docks. Idling or use of auxiliary truck engine power to power climate-control equipment shall be prohibited.

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

1. Driveways, loading areas, docks, truck wells and internal circulation routes shall be oriented away from residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals or other public places.
2. Loading areas, docks, truck wells and outdoor storage areas shall be screened from view of residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals or other public places and from public rights of way with buildings, freestanding walls and fences, landscaping or other means to the satisfaction of the Approving Authority.

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

3. Sufficient aisle space shall be provided on site to accommodate the on-site queuing of trucks as determined by a Traffic Impact Analysis, if required. Queuing lanes or aisles shall not obstruct regular vehicular or pedestrian circulation or emergency equipment access.
4. Operations, including loading, unloading, staging and storage of trucks and trailers, shall comply with Title 7 (Noise) of this Code.
5. Idling of trucks queued or operated on site shall not exceed five minutes.
6. On-site electrical hookups shall be provided at loading docks. Idling or use of auxiliary truck engine power to power climate control equipment shall be prohibited.
7. Warehousing and distribution facilities generating 150 or more truck trips per day, as determined by the most recent Institute of Transportation Engineers (ITE) Trip Generation Rate for the specific proposed land use, shall prepare a Health Risk Assessment in accordance with South Coast Air Quality Management District (SCAQMD) Guidelines.

~~(Ord. 7541, § 8(Exh. D), 2020)~~

(Supp. No. 29, Update 1)

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19.435.0740 Modifications.

Modifications to the above site location, operation and development standards may be considered in conjunction with the required Minor Conditional Use Permit or Conditional Use Permit, as applicable.

(Ord. 7541, § 8(Exh. D), 2020)

(Supp. No. 29, Update 1)

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PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE X: - DEFINITIONS
Chapter 19.910 DEFINITIONS

Chapter 19.910 DEFINITIONS

19.910.010 Purpose and applicability.

For the purposes of the Zoning Code, certain words, phrases and terms used herein shall have the meaning assigned to them by this article, except that definitions derived from State and Federal regulations that are referenced herein shall have the meaning contained in the referenced regulations.

For general terminology used throughout the Zoning Code, refer to Section 19.060.030.A (Rules and Interpretations - Terminology). For terminology used in the Zoning Code but not defined in this title, the definitions used elsewhere in the Riverside Municipal Code, the Uniform Building Code or accepted dictionaries of the English language shall govern.

(Ord. 6966 §1, 2007)

19.910.130 "L" Definitions.

Laboratory means a building or portion of a building that contains facilities for testing and analysis of a product, person, animal or portion thereof.

Landscaping means landscaping includes but is not limited to grasses, ground cover, trees, shrubs and/or other planting, decorative rock or bark.

Legislative means a land use decision that applies to an entire zoning district or a large number of individuals or properties or that establishes or modifies policy or procedure.

Lighted sign. See "sign, lighted."

Live/work unit means a residential occupancy, by a single housekeeping unit, or one or more rooms or floors in a building that includes: (1) cooking space and sanitary facilities in conformance with City building standards; and (2) adequate working space accessible from the living area, reserved for, and regularly used by, one or more persons residing therein. See definitions in the Downtown Specific Plan and the Design Guidelines.

Loading space means an off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise of materials and which abuts upon a street, alley or other appropriate means of access.

Lodging house. See "boarding house."

Logo means a graphical symbol that represents a concept, idea, or identifier.

Logistics use. See "[Warehousing and distribution facility](#)"

Lot means a legally recognized parcel of land abutting on one or more streets. See definitions in the Title 18 and the General Plan.

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Lot area means the total horizontal area within the lot lines of a lot, excluding any street or right-of-way area, except that in the RA-5 Zone, "lot area" includes that portion of the adjoining street or streets measured from the street centerline or centerlines.

19.910.200 "S" Definitions.

Saloon. See "bar."

Salvage yard means any area, lot, parcel, building, or part thereof used for the storage, collection, processing, purchase, sale, or abandonment of wastepaper, rags, scrap metal, or other scrap or discarded materials, machinery, or other types of junk. Such uses include baling of cardboard and other paper materials.

Scale means proportionate size judged in relation to an external point of reference. See definition in the Downtown Specific Plan.

School means any institution of learning for minors, whether public or private, offering instruction in those courses of study required by the California Education Code and maintained pursuant to standards set by the State Board of Education. This definition includes a kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, or university. This definition does not include any day care center or family day care home, regardless of size (see separate definitions for all day care facilities).

School, professional institution of higher education means a post-secondary institution for higher learning that grants associate or bachelor degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees. This may also include community colleges that grant associate or bachelor degrees or certificates of completion in business or technical fields.

School, vocational means a specialized instructional establishment that provides on-site training of business, commercial and/or trade skills such as accounting, data processing and computer repair. This classification excludes establishments providing training in an activity that is not otherwise permitted in the zone. Incidental instructional services in conjunction with another primary use shall not be considered a business and trade school.

Secondary street frontage. See "frontage, secondary street."

Secondhand store means a retail or wholesale business in which the largest portion of merchandise is used. This classification does not include secondhand motor vehicle parts or accessories.

Semi-public means a use owned or operated by a private non-profit, religious or charitable institution that provides educational, cultural, recreational, religious or similar types of programs to the general public.

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

Sensitive receptor means 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, nursing homes, hospices and hospitals. *Sensitive receptor* shall be consistent per California Government Code § 65098.

Separate interest. Has the following meanings:

1. In a community apartment project, "separate interest" means the exclusive right to occupy an apartment, as specified in 19.790 subdivision (d).

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Commented [DP2]: (e)Sensitive receptor means one or more of the following:

- (1)A residence, including, but not limited to, a private home, apartment, condominium unit, group home, dormitory unit, or retirement home.
- (2)A school, including, but not limited to, a preschool, prekindergarten, or school maintaining kindergarten or any of grades 1 to 12, inclusive.
- (3)A daycare facility, including, but not limited to, in-home daycare.
- (4)(A)Publicly owned parks, playgrounds, and recreational areas or facilities primarily used by children.

2. In a condominium project, "separate interest" means an individual unit, as specified in 19.790 subdivision (f).
3. In a planned development, "separate interest" means a separately owned lot, parcel, area or space.
4. In a stock cooperative, "separate interest" means the exclusive right to occupy a portion of the real property, as specified in 19.790 subdivision (m).

Unless the declaration or condominium plan, if any exists, otherwise provides, if walls, floors, or ceilings are designated as boundaries of a separate interest, the interior surfaces of the perimeter walls, floors, ceilings, windows, doors and outlets located within the separate interest are part of the separate interest and any other portions of the walls, floors or ceilings are part of the common areas.

The estate in a separate interest may be a fee, a life estate, an estate for years, or any combination of the foregoing.

Service station. See "vehicle fuel station."

Setback means the distance from a defined point or line governing the placement of buildings, structures, parking or uses on a lot. See definition in the General Plan.

Setback building line, front means a line parallel with the front lot line or planned street line and located at the required front yard setback for regular lots and a line parallel with the street measured one third the lot depth back for cul-de-sac lots and knuckle lots.

Setback building line, rear means a line parallel with the front lot line or planned street line and located at the required rear yard setback.

Setback, building line, side means a line parallel with the front lot line or planned street line and located at the required side yard setback.

Shared parking means the provision that two or more uses that are within close proximity may share parking facilities to fulfill their individual parking requirements because their prime operational hours do not overlap.

Shelters, emergency. Has the same meaning as defined in subdivision C of Section 50801 of the Health and Safety Code except as allowed with a Temporary Use Permit with assemblies of people—non-entertainment.

Shopping center. Same as "complex, commercial."

Short-term rental, as regulated in Title 5 of the Riverside Municipal Code, means the rental of a dwelling, or a portion thereof, by the owner to another person or group of persons for occupancy, dwelling, lodging or sleeping purposes for a period of less than 30 consecutive calendar days. The rental of units within city-approved hotels, motels, and bed-and-breakfast inns shall not be considered to be a short-term rental.

Showroom means an area for the display of goods/merchandise in conjunction with a permitted use on the site.

Side lot line. See "lot line, side."

19.910.240 "W" Definitions.

Wall means a physical barrier constructed largely of masonry, brick, concrete, stucco, concrete block or any combination thereof and intended to mark a boundary and/or enclose an area.

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(Supp. No. 29, Update 1)

Wall, building. See "building wall."

Wall, parapet. See "parapet wall."

Warehouse means a building or portion thereof used for the storage, receiving, shipping, or wholesaling of goods and merchandise, and any incidental or accessory activities. A warehouse is not "commercial storage" as defined in this title.

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Warehousing storage, Incidental means a building or portion thereof which is incidental to a principally permitted industrial use for the storage of goods and merchandise. For example, a manufacturing, research laboratory, or other type of commercial or industrial use which stores and distributes the goods or components that are produced or contained on-site.

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Warehousing and distribution facility means a building, structure or other facility primarily used for the warehousing, storage, sorting, packing, staging, shipping, receiving, distributing or holding of goods and merchandise of any kind, typically which are not manufactured, processed or otherwise produced in the same facility, for any length of time. A warehousing and logistics facility shall have the same meaning as a "logistics use" as defined by California Government Code § 65098. Warehousing and distribution facilities include but are not limited wholesale distribution, distribution centers, moving and transfer storage, cross-dock facilities, package handling centers, order fulfillment centers, or logistics centers and facilities.

Wet bar means any room or area of a room used, intended or designed to be used, for the occasional preparation of food. A wet bar may include a single sink or basin, bar height refrigerator, bar height cabinets and hookups for cold water. This definition does not include amenities such as multiple basin sinks, full height refrigerators, hot water hookups, 220 amp electrical service, above counter cabinets, cooking apparatus including, but not limited to, stoves, ranges, hot tops, and microwaves, or any other amenities that would comprise a kitchen.

Wholesale means the sale of goods by bulk for resale purposes and not for direct use or consumption.

Wine. See "brewery, wine."

Winery. See "brewery, winery."

Worm farm means the growing of earthworms for commercial or noncommercial purposes in worm beds or other delineated areas or structures, and the use of certain appurtenant structures such as sunshades and packing shades that are utilized in the operation of a worm farm.

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(Supp. No. 29, Update 1)

DIVISION II. SPECIFIC INCIDENTAL LAND USES

Chapter 19.670 PUBLIC HEARINGS AND NOTICE REQUIREMENTS

19.670.020 Notice requirements for administrative discretionary permits with no public hearing.

A. *Minor Conditional Use Permit and Variance.*

1. Public notice of the consideration of a proposed minor conditional use permit in all zones shall be provided by the Community & Economic Development Department Director, or his/her designee, by mailing such notice to the property owners and occupants within 300 feet of the exterior boundaries of the property under consideration
2. Public notice of the consideration of a proposed variance in any zone shall be provided by the Community & Economic Development Department Director, or his/her designee, by mailing such notice to the property owners adjacent to the boundaries of the property under consideration. When the variance request is regarding a corner lot and will pertain to a rear or side yard setback, such notice shall be given to the owners of property directly across each street from the proposed side or rear yard encroachment as well as to the owners of abutting property.
3. For mailing purposes, the last known name and address of such owners and occupants as are shown on the latest available equalized assessment roll of the County Assessor shall be used. Such notices shall identify the property under consideration and indicate the nature of the proposed permit.
4. The public notice shall:
 - a. Be sent no later than 14 days after acceptance of a complete and accurate application;
 - b. Invite interested persons to notify, in writing, the Planning Division of any concerns, comments or to make a request to be further notified of actions relating to the proposed variance or minor conditional use permit during a 15-day comment and review period commencing with the date of the notice;
 - c. Specify that only those specifically requesting to be further notified of actions relating to the application will be so notified of decisions, appeals or requests for City Council review; and
 - d. Specify that, at the end of the 15-day comment and review period, the Community & Economic Development Department Director's or Development Review Committee's final report and recommendations will be issued, initiating a ten-day appeal period during which time any interested person may appeal to the decision the appropriate Appeal Authority.

5. For variances in any residential zone where the applicant has obtained the written approval of the adjacent property owners, no public notices, comment period or appeal period is required.
6. The Community & Economic Development Department Director's decision is final, except that the applicant may appeal the decision within ten days of the mailing of written notice of decision.
7. Noticing distance requirements for individual uses may vary. Refer to Article VII, Specific Land Use Provisions.

B. *All other administrative, discretionary permits.*

No notice is required for other administrative, discretionary actions without a public hearing, unless specified.

(Ord. 7552 §33, 2021; Ord. 7487 §3, 11-5-2019; Ord. 7331 §103, 2016; Ord. 6966 §1, 2007)

19.670.030 Notice of hearing for discretionary actions requiring a public hearing.

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

- A. Notice of the hearing shall be mailed or delivered, at least ten days prior to the hearing, to:
 1. The owner of the subject real property or the owner's duly authorized agent, and the project applicant.
 2. Each local agency expected to provide water, sewage, streets, roads, schools or other essential facilities or services to the project.
 3. All owners of the subject real property on the latest County Assessor records ~~of the County Assessor~~ and occupants within 300 feet ~~of the real property~~.
 4. If the number of owners to whom notice would be mailed or delivered is greater than 1,000, the City may, in lieu of mailing or delivering the notice, provide notice by placing an advertisement of at least one-eighth page in at least one newspaper of general circulation within the City at least ten days prior to the hearing.
- B. The notice shall be published in at least one newspaper of general circulation within the City at least ten days prior to the hearing.
- C. Noticing distance requirements for individual uses may vary. Refer to Article VII, Specific Land Use Provisions.

(Ord. 7552 §34, 2021; Ord. 7331 §103, 2016; Ord. 6966 §1, 2007)

19.670.130. On-site notification signage for projects in the Industrial Zones

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

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

2. Specific Plan requirements:

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

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

a. Sign size and specifications.

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

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

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

iv. Signs shall contain the following information:

1. City of Riverside Logo;
2. "Notice of Filing" lettering;
3. Planning project case number;
4. Brief project description;
5. Project location including Accessor Parcel Number(s) (APNs);
6. Project applicant name and contact information;
7. Contact information for the City Planning Division; and
8. Other information as determined to be necessary by the Community & Economic Development Director or designee, including but not limited to a standardized design template published by the Planning Division.

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

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

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

iii. Corner Lots.

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

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

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

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

c. Timing.

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

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

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

d. Sign removal and maintenance.

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

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

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

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

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