

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE X I-P ZONE (INDUSTRIAL PARK)

ARTICLE X I-P ZONE (INDUSTRIAL PARK)

The following regulations shall apply to all I-P Zones:

SECTION 10.1. USES PERMITTED.

A. The following uses shall be permitted in the I-P Zone:

1. Emergency shelters.

Amended Effective:

Ord. 348.4706 Item 16.2 of 03/22/11 (Effective Date: 04/21/11)

B. The following uses are permitted provided an Industrial Park Plot Plan has been approved pursuant to the provisions of [Section 18.30](#) of this ordinance.

1. The following industrial and manufacturing uses:

- a. Food, Lumber, Wood, and Paper products:

- 1) Grain and bakery products.
- 2) Sugar and confectionary products.
- 3) Nonalcoholic beverages.
- 4) Ice.
- 5) Manufacture of furniture and fixtures including cabinets, partitions, and similar items.
- 6) Printing and publishing or newspapers, periodicals, books, forms, cards, and similar items.
- 7) Binding of books and other publications.

- b. Textile and Leather Products:

- 1) Wearing apparel and accessory products.
- 2) Manufacture of handbags, luggage, footwear, and other personal leather goods.

- c. Chemical and Glass Products:

- 1) Pharmaceutical research and manufacture.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE X I-P ZONE (INDUSTRIAL PARK)

- 2) Glassblowing, pressing, cutting, and other glassware products.
- d. Metal, Machinery, and Electrical Products:
 - 1) Jewelry manufacture and repair.
 - 2) Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro -mechanical nature, such as, but not limited to:
 - a) Television and radio equipment and systems.
 - b) Phonographs and audio units.
 - c) Metering instruments, equipment and systems.
 - d) Radar, infrared and ultraviolet equipment and systems.
 - e) Coils, tubes, semiconductors and similar components.
 - f) Scientific and mechanical instruments.
 - g) Data processing equipment and systems.
 - h) Communication, navigation control, transmission and reception equipment, control transmission and reception equipment, control equipment and systems, guidance equipment and systems.
 - i) Musical and recording equipment.
 - 3) Office and computing machine manufacture, repair, and sales.
 - 4) Control devices and gauges.
 - 5) Equipment sales, rental and storage.
 - 6) Appliance manufacture, and repair.
 - 7) Manufacture of lighting fixtures, and supplies.
- e. Transportation and Related Industries:
 - 1) Vehicle storage and impoundment within an enclosed building.
 - 2) Trailer, recreational vehicle, and boat storage within an enclosed building.
- f. Engineering and Scientific Instruments:

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE X I-P ZONE (INDUSTRIAL PARK)

- 1) Manufacture and repair of engineering, scientific, and medical instrumentation including but not limited to:
 - a) Measuring devices, watches, clocks, and related items.
 - b) Optical goods.
 - c) Medical, and dental instruments.
 - d) Engineering, survey, and drafting instruments.
 - e) Photographic equipment.
- g. Industrial Uses:
 - 1) Public utility substations and storage buildings.
 - 2) Warehousing and distribution, including mini-warehouses.
 - 3) Communications and microwave installations.
 - 4) Cold storage facilities.
 - 5) Telephone exchanges and switching equipment.
 - 6) Post offices.
 - 7) Fire and police stations.
 - 8) Water and gas company service facilities.
 - 9) Parcel delivery services.
 - 10) Recycling collection facilities.
2. The following service and commercial uses:
 - a. Banks and financial institutions.
 - b. Blueprint and duplicating services.
 - c. Laboratories, film, medical, research, or testing centers.
 - d. Office equipment sales and service.
 - e. Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE X I-P ZONE (INDUSTRIAL PARK)

- f. Parking lots and parking structures.
- g. Restaurants and other eating establishments.
- h. Barber and beauty shops.
- i. Day care centers.
- j. Health and exercise centers.
- k. Mobilehomes, provided they are kept mobile and licensed pursuant to state law, when used for construction offices and caretaker's quarters on construction sites for the duration of a valid building permit.
- l. One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families.
- m. Signs, on-site advertising.
- n. Automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption.
- o. Motels.
- p. Churches, temples, or other structures used primarily for religious worship.

Amended Effective:
11-30-95 (Ord. 348.3753)

C. The following uses are permitted provided a conditional use permit has been granted pursuant to [Section 18.28](#) of this ordinance:

- 1. Airports.
- 2. Heliports.
- 3. Recycling processing facilities.
- 4. Solar power plant on a lot 10 acres or larger.
- 5. Parolee-Probationer Home developed in accordance with the standards set forth in [Section 18.52](#) of this ordinance

Amended Effective;
Ord. 348.4705 Item 16.2 of 11/08/11 (Effective Date 12/08/11)
Ord. 348.4706 Item 16.2 of 03/22/11 (Effective Date 04/21/11)
Ord. 348.4744 Item 16.1 of 06/19/12 (Effective Date 07/19/12)

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE X I-P ZONE (INDUSTRIAL PARK)

- D. Sex-oriented businesses, subject to the provisions of County Ordinance No. 743. The uses listed in [Subsections A.](#) and [B.](#) do not include sex-oriented businesses.

Amended Effective:
03-01-94 (Ord. 348.3584)
Ord. 348.4706 Item 16.2 of 03/22/11 (Effective Date: 07/19/12)

- E. Any use that is not specifically listed in [Subsections B.](#) and [C.](#) may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections. Such a use is subject to the permit process which governs the category in which it falls.
- F. Industrial Hemp Activities are permitted or conditionally permitted in subsections A., B., or C. in Section 10.1 pursuant to the provisions set forth in Article XIXm of this ordinance including, but not limited to, permit processing, location, standards and approval requirements.

Amended Effective:	
06-06-89 (Ord. 348.3032)	Ord. 348.4706 Item 16.2 of 03/22/11 (Effective Date: 04/21/11)
08-10-89 (Ord. 348.3047)	
10-05-89 (Ord. 348.3053)	Ord. 348.4931 Item 21.1 of 11/10/2020 (Effective Date 12/10/2020)
03-01-94 (Ord. 348.3584)	
11-30-95 (Ord. 348.3753)	

SECTION 10.2. PLANNED INDUSTRIAL DEVELOPMENTS.

Planned industrial developments are permitted provided a land division has been approved pursuant to the provisions of Ordinance No. 460.

SECTION 10.3. INDUSTRIAL PARK PLOT PLAN.

Applications for an industrial park plot plan shall be made pursuant to the provisions [of Section 18.30.](#) of this ordinance. In addition to the requirements of [Section 18.30.](#), the application shall contain:

- A. A description of the proposed industrial operation in sufficient detail to fully describe the nature and extent of the proposed use.
- B. Plans or reports describing proposed methods for handling traffic, noise, glare, odor, vibration, hazardous gases, liquids and other materials.
- C. Plans or reports showing proposed method for treatment and disposal of sewage and industrial and toxic waste materials.
- D. An architectural perspective of all buildings and grounds showing the relationship of the proposed development to adjacent properties.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE X I-P ZONE (INDUSTRIAL PARK)

SECTION 10.4. DEVELOPMENT STANDARDS.

The following standards of development are required in the I-P Zone:

- A. The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet.
- B. The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of [Section 18.34](#) of this ordinance.
- C. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed.
- D. A minimum 25 foot setback shall be required on any street. A minimum ten foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping.
- E. The minimum sideyard setback shall equal not less than ten feet for the two side lot areas combined.
- F. The minimum rear yard setback shall be 15 feet.
- G. A minimum 50 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.
- H. Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.
- I. Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line.
- J. Automobile parking shall be provided as required by [Section 18.12](#) of this ordinance.
- K. All new utilities shall be underground.
- L. All roof mounted mechanical equipment shall be screened from the ground elevation view

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE X I-P ZONE (INDUSTRIAL PARK)

to a minimum sight distance of 1,320 feet.

- M. All signs shall be in conformance with [Article XIX](#) of this ordinance.
- N. All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.
- O. EMERGENCY SHELTERS. In addition to all other development standards of the I-P Zone, the following development standards shall apply to emergency shelters:
1. For purposes of this section, the term “client” shall mean a homeless person who uses the facilities of an emergency shelter to eat, shower or sleep but is not a staff member.
 2. A minimum of 125 square feet of floor area shall be provided for each client served (eating, showering or sleeping) at any one time. One bed shall be provided for each client sleeping at the emergency shelter.
 3. The minimum interior waiting and client intake area for a shelter with 14 or fewer beds shall be 125 square feet. The minimum interior waiting and client intake area for a shelter with 15 or more beds shall be 200 square feet.
 4. The minimum exterior waiting and client intake area for a shelter with 14 or fewer beds shall be 450 square feet. The minimum exterior waiting and client intake area for a shelter with 15 or more beds shall be 900 square feet.
 5. The following off-street parking shall be provided: One space each for the maximum number of employees who will be present on the site at the same time and one space for each six client beds in the shelter, rounded up to the nearest whole number.
 6. Outdoor lighting shall be provided in all parking areas, exterior waiting and client intake areas, and outdoor common areas.
 7. If the emergency shelter accommodates both men and women, separate sleeping, lavatory and bathing areas shall be provided for men and for women.
 8. An emergency shelter shall have a manager and at least one other staff member present on site during all hours of operation. If the emergency shelter accommodates both men and women, one employee, manager or staff member, of each sex shall be present during all hours of operation. The manager and all staff members shall be persons who maintain a separate residence.
 9. No client shall be allowed to stay more than 300 total days within any 12 month period or more than 180 consecutive days.
 10. No emergency shelter shall be located on a lot where any lot line of such lot is within 300 feet of any lot line of a lot where another emergency shelter is located.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE X I-P ZONE (INDUSTRIAL PARK)

11. No emergency shelter shall be located within 1,700 feet of any point on the centerline of a runway of a public-use airport if the runway is less than 6,000 feet in length. No emergency shelter shall be located within 2,500 feet of any point on the centerline of a runway of a public-use airport if the runway is 6,000 feet or more in length but less than 12,000 feet in length. No emergency shelter shall be located within 3,000 feet of any point on the centerline of a runway of a public-use airport or a military airport if the runway is 12,000 feet or more in length.
 12. The maximum number of beds in an emergency shelter shall be 11 when the emergency shelter is located within 21,500 feet of any point on the centerline of a runway of a public-use airport or located within 43,300 feet of any point on the centerline of a runway of a military airport. In all other instances, the maximum number of beds in an emergency shelter shall be 75.
- P. Notwithstanding the requirements of [Section 18.27](#) of this ordinance to the contrary, any variance from the development standards of this section shall be heard by the Planning Director pursuant to [Section 18.30.D.2](#) of this ordinance unless the proposed use also requires approval of a conditional or public use permit.

Amended Effective:

09-22-60	12-06-84 (Ord. 348.2414)
05-04-72 (Ord. 348.1023)	05-04-89 (Ord. 348.3023)
09-13-73 (Ord. 348.1201)	11-13-90 (Ord. 348.3217)
05-30-74 (Ord. 348.1327)	05-05-92 (Ord. 348.3420)
07-25-74 (Ord. 348.1349)	03-01-94 (Ord. 348.3584)
08-15-74 (Ord. 348.1356)	11-30-95 (Ord. 348.3753)
12-10-75 (Ord. 348.1481)	Ord. 348.4706 Item 16.2 of 03/22/11 (Effective Date:
11-13-80 (Ord. 348.1880)	04/21/11)

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XI M-SC ZONE (MANUFACTURING - SERVICE COMMERCIAL)

ARTICLE XI M-SC ZONE (MANUFACTURING - SERVICE COMMERCIAL)

SECTION 11.1. INTENT.

- A. It is the intent of the Board of Supervisors in amending this article to:
1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base;
 2. Provide the necessary improvements to support industrial growth;
 3. Insure that new industry is compatible with uses on adjacent lands; and,
 4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

SECTION 11.2. USES PERMITTED.

- A. Agricultural uses of the soils for crops, including the grazing of not more than two mature farm animals per acre and their immature offspring.
- B. The following uses are permitted provided a plot plan is approved pursuant to the provisions of [Section 18.30](#) of this ordinance.
1. The following industrial and manufacturing uses:
 - a. Food Products:
 - 1) Meat and poultry products, not including meat packing or slaughtering.
 - 2) Dairy products, not including dairies.
 - 3) Canning and preserving fruits and vegetables.
 - 4) Grain and bakery products.
 - 5) Sugar and confectionery products.
 - 6) Nonalcoholic beverages.
 - 7) Ice.
 - b. Textile Products:
 - 1) Cotton, wood, and synthetic weaving and finishing mills.
 - 2) Wearing apparel and accessory products.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XI M-SC ZONE (MANUFACTURING - SERVICE COMMERCIAL)

- 3) Knitting mills.
- 4) Floor covering mills.
- 5) Yarn and thread mills.
- c. Lumber and Wood Products:
 - 1) Saw and planing mills.
 - 2) Manufacture of containers and crates.
 - 3) Fabrication of wood buildings and structures.
 - 4) Lumber yards.
 - 5) Manufacture of furniture and fixtures including cabinets, partitions and similar items.
 - 6) Fabrication of manufactured housing and mobilehome.
- d. Paper Products:
 - 1) Paper and paperboard mills.
 - 2) Manufacture of containers and boxes.
 - 3) Paper shredding.
 - 4) (Deleted)
 - 5) Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.
 - 6) Binding of books and other publications.
- e. Chemicals and related products:
 - 1) Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
 - 2) Manufacture of drugs and pharmaceuticals.
 - 3) Soaps, cleaners, and toiletries.
 - 4) Manufacture of agricultural chemicals, not including pesticides and fertilizers.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XI M-SC ZONE (MANUFACTURING - SERVICE COMMERCIAL)

- f. Leather Products:
 - 1) Tanning and finishing of leather.
 - 2) Manufacture of handbags, luggage, footwear, and other personal leather goods.

- g. Stone, Clay, Glass, and Concrete Products:
 - 1) Stone cutting and related activities.
 - 2) Pottery and similar items.
 - 3) Glass blowing, pressing and cutting.
 - 4) Glassware products.
 - 5) Manufacture of concrete, gypsum, plaster and mineral products.

- h. Metal Products:
 - 1) Manufacture of cans and containers.
 - 2) Cutlery, tableware, hand tools, and hardware.
 - 3) Plumbing and heating items.
 - 4) Wrought iron fabrication.
 - 5) Manufacture and assembly of fencing.
 - 6) Machine, welding, and blacksmith shops.
 - 7) Metal stamps and forged metal products.
 - 8) Fabrication of metal buildings.
 - 9) Manufacture of ordnance and firearms, not including explosives.
 - 10) Jewelry.

- i. Machinery:
 - 1) Engines, turbines, and parts.
 - 2) Farm, garden construction, and industrial machinery.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XI M-SC ZONE (MANUFACTURING - SERVICE COMMERCIAL)

- 3) Office and computing machines.
 - 4) Refrigeration and heating equipment.
 - 5) Equipment sales, rental, and storage.
 - j. Electrical Equipment:
 - 1) Electrical and electronic apparatus and components.
 - 2) Appliances.
 - 3) Lighting and wiring.
 - 4) Radio, television, and communications equipment.
 - 5) Musical and recording equipment.
 - k. Transportation and Related Industries:
 - 1) Vehicles, aircraft, boats and parts manufacture.
 - 2) Railroad equipment.
 - 3) Motorcycles, bicycles, and parts manufacture.
 - 4) Travel trailers and recreational vehicles manufacture.
 - 5) Draying, freighting, and trucking operations.
- 05-06-99 (Ord. 348.3857) Repealed
- 6) Railroad yards and stations.
 - 7) Vehicle storage and impoundment.
 - 8) Trailer and boat storage.
 - l. Engineering and Scientific Instruments:
 - 1) Measuring devices, watches, clocks, and related items.
 - 2) Optical goods, medical instruments, supplies, and equipment and photography equipment.
 - m. Industrial Uses:
 - 1) Cotton ginning.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XI M-SC ZONE (MANUFACTURING - SERVICE COMMERCIAL)

- 2) Public utility substations and storage yards.
 - 3) Heliports.
 - 4) Building movers storage yard.
 - 5) Mini warehouses.
 - 6) Warehousing and distribution.
 - 7) Communications and microwave installations.
 - 8) Cold storage plant.
 - 9) Contractor storage yards.
2. The following service and commercial uses:
- a. Banks and financial institutions.
 - b. Blueprint and duplicating services.
 - c. Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - d. Laboratories, film, medical, research, or testing centers.
 - e. Office equipment sales and service.
 - f. Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.
 - g. Parking lots and parking structures.
 - h. Restaurants and other eating establishments.
 - i. Vehicle and motorcycle repair shops.
 - j. Barber and beauty shops.
 - k. Body and fender shops, and spray painting.
 - l. Building materials sales yard.
 - m. Day care centers.
 - n. Health and exercise centers.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XI M-SC ZONE (MANUFACTURING - SERVICE COMMERCIAL)

- o. Hardware and home improvement center.
- p. Mobilehomes, provided they are kept mobile and licensed pursuant to State law, when used for: sales offices on mobilehome sales lots; construction offices and caretakers quarters on construction sites for the duration of a valid building permit; agricultural worker employment offices for a maximum of 90 days in any calendar year; caretaker's quarters and office, in lieu of any other one-family dwelling located on the same parcel as a permitted industrial use.
- q. One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.
- r. Nurseries and garden supply stores.
- s. Car and truck washes.
- t. Signs, on-site advertising.
- u. Feed and grain sales.
- v. Truck and trailer sales and rental.
- w. Fortune telling, spiritualism, or similar activity.
- x. Mobilehome sales lots.
- y. Recycling collection facilities.
- z. Churches, temples, or other structures used primarily for religious worship.

Amended Effective:
11-30-95 (Ord. 348.3753)

- C. The following uses are permitted provided a conditional use permit has been granted pursuant to [Section 18.28](#) of this ordinance:
- 1. Meat packing plants, not including slaughtering or rendering of animals.
 - 2. Cemeteries, crematories, and mausoleums.
 - 3. Paper storage and recycling, not within a building.
 - 4. Brewery, distillery, or winery.
 - 5. Acid and abrasives manufacturing.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XI M-SC ZONE (MANUFACTURING - SERVICE COMMERCIAL)

6. Fertilizer production, organic or inorganic.
7. Petroleum and bulk fuel storage, above ground, pursuant to County Ordinance No. 546.
8. Paints and varnishes manufacturing and incidental storage.
9. Concrete batch plants and asphalt plants.
10. Recycling processing facilities.
11. (Deleted)
12. Airports.
13. Poultry and egg processing.
14. Recycling of wood, metal, and construction wastes.
15. Natural gas storage, above ground.
16. Drive-in theaters.
17. Disposal service operations, not including transfer stations.
18. Draying, freighting and trucking operations.
19. Solar power plant on a lot 10 acres or larger.
20. Parolee-Probationer Home developed in accordance with the standards set forth in [Section 18.52](#) of this ordinance.

Added Effective:

05-06-99 (Ord. 348.3857)

Ord. 348.4705 Item 16.2 of 11/08/11 (Effective Date 12/08/11)

Ord. 348.4744 Item 16.1 of 06/19/12 (Effective Date 07/19/12)

- D. Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 provided a valid surface mining permit has been granted pursuant to County Ordinance No. 555.
- E. (Deleted)

Amended Effective:

Ordinance No. 348.4911 Item 21.1 of 09.10.19 (Effective

Date: 10.10.19)

- F. Sex-oriented businesses, subject to the provisions of County Ordinance No. 743. The uses listed in [Subsections A.](#), [B.](#) and [C.](#) do not include sex-oriented businesses.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XI M-SC ZONE (MANUFACTURING - SERVICE COMMERCIAL)

Amended Effective:
03-01-94 (Ord. 348.3584)

- G. Any use that is not specifically listed in [Subsections B.](#) and [C.](#) may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections. Such a use is subject to the permit process which governs the category in which it falls.
- H. Industrial Hemp Activities are permitted or conditionally permitted in subsections A., B., or C. in Section 11.2 pursuant to the provisions set forth in Article XIXm of this ordinance including, but not limited to, permit processing, location, standards and approval requirements.

Amended Effective:
01-29-85 (Ord. 348.2443)
07-16-85 (Ord. 348.2496)
04-04-87 (Ord. 348.2669)
05-04-89 (Ord. 348.3023)
06-20-89 (Ord. 348.3043)
07-11-89 (Ord. 348.3047)

03-01-94 (Ord. 348.3584)
11-30-95 (Ord. 348.3753)
05-06-99 (Ord. 348.3857)
Ord. 348.4931 Item 21.1 of 11/10/2020 (Effective Date
12/10/2020)

SECTION 11.3. PLANNED INDUSTRIAL DEVELOPMENTS.

Planned industrial developments are permitted provided a land division has been approved pursuant to Riverside County Ordinance No. 460.

SECTION 11.4. DEVELOPMENT STANDARDS.

The following development standards shall apply in the M-SC Zone.

- A. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.
- B. Setbacks.
1. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.
 2. Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in paragraph (1) above, there is no minimum setback.
 3. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XI M-SC ZONE (MANUFACTURING - SERVICE COMMERCIAL)

4. Within the exception of those portions of the setback area for which landscaping is required by [Subsection E.](#) below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks.
- C. Height Requirements. The height of structures, including buildings, shall be as follows:
1. Structures shall not exceed 40 feet at the yard setback line.
 2. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to [Section 18.34.](#) of this ordinance.
 3. Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to [Section 18.34.](#) of this ordinance.
 4. Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to [Section 18.34.](#) of this ordinance.
- D. Masonry Wall. Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.
- E. Landscaping.
1. A minimum of ten percent of the site proposed for development shall be landscaped and irrigated.
 2. A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way.
 3. A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.
- F. Parking Areas. Parking areas shall be provided as required by [Section 18.12.](#) of this ordinance.
- G. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- H. Outside Storage and Service Areas. Outside storage and service areas shall be screened

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XI M-SC ZONE (MANUFACTURING - SERVICE COMMERCIAL)

by structures or landscaping.

- I. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater.
- J. Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- K. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

SECTION 11.5. EXCEPTIONS TO DEVELOPMENT STANDARDS.

The development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety.

SECTION 11.6. MANUFACTURING PLOT PLAN.

Applications for a plot plan shall be made pursuant to the provisions of [Section 18.30](#) of this ordinance and in addition to the requirements of that section, the application shall contain:

- A. A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.
- B. Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

Amended Effective:

01-15-64 (Ord. 348.251)
03-30-65 (Ord. 348.356)
11-10-65 (Ord. 348.401)
05-14-69 (Ord. 348.628)
05-04-72 (Ord. 348.1023)
11-07-74 (Ord. 348.1377)
12-10-75 (Ord. 348.1481)
09-08-77 (Ord. 348.1588)
06-29-78 (Ord. 348.1647)

08-29-78 (Ord. 348.1664)
04-12-79 (Ord. 348.1688)
07-26-79 (Ord. 348.1702)
11-29-79 (Ord. 348.1729) operative 1-1-80)
07-21-83 (Ord. 348.2202)
01-29-85 (Ord. 348.2443)
09-05-89 (Ord. 348.3053)
03-01-94 (Ord. 348.3584)

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIa M-M ZONE (MANUFACTURING - MEDIUM)

ARTICLE XIa M-M ZONE (MANUFACTURING - MEDIUM)

SECTION 11.25. INTENT.

- A. It is the intent of the Board of Supervisors in amending this article to:
1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base;
 2. Provide the necessary improvements to support industrial growth;
 3. Insure the new industry is compatible with uses on adjacent lands; and,
 4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

SECTION 11.26. USES PERMITTED.

- A. Agricultural uses of the soils for crops including the grazing of not more than two mature farm animals per acre and their immature offspring.
- B. The following uses are permitted provided a plot plan is approved pursuant to the provisions of [Section 18.30.](#) of this ordinance.
1. The following industrial and manufacturing areas:
 - a. Food Products:
 - 1) Meat and poultry products, including meat packing but not including slaughtering.
 - 2) Dairy products, not including dairies.
 - 3) Canning and preserving fruits and vegetables.
 - 4) Grain and bakery products.
 - 5) Sugar and confectionery products.
 - 6) Beverages.
 - 7) Ice.
 - 8) Wineries, distilleries and breweries.
 - b. Textile Products:

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIa M-M ZONE (MANUFACTURING - MEDIUM)

- 1) Cotton, wool, and synthetic weaving and finishing mills.
 - 2) Wearing apparel and accessory products.
 - 3) Knitting mills.
 - 4) Floor covering mills.
 - 5) Yarn and thread mills.
- c. Lumber and Wood Products:
- 1) Saw and planing mills.
 - 2) Manufacture of containers and crates.
 - 3) Fabricated wood buildings and structures.
 - 4) Lumber yards.
 - 5) Manufacture of furniture and fixtures including cabinets, partitions and similar items.
 - 6) Fabrication of manufactured housing and mobilehomes.
 - 7) Paper shredding.
- d. Paper Products:
- 1) Paper and paperboard mills.
 - 2) Manufacture of containers and boxes.
 - 3) Paper shredding.
 - 4) (Deleted)
 - 5) Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.
 - 6) Binding of books and other publications.
- e. Chemicals and related products:
- 1) Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
 - 2) Manufacture of drugs and pharmaceuticals.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIa M-M ZONE (MANUFACTURING - MEDIUM)

- 3) Soaps, cleaners, and toiletries.
- 4) Manufacture of agricultural chemicals, not including pesticides and fertilizers.
- f. Rubber, Plastic and Synthetic Products:
 - 1) Manufacture of tires and tubes.
 - 2) Fabrication of rubber, plastic, and synthetic products.
- g. Leather Products:
 - 1) Tanning and finishing of leather.
 - 2) Manufacture of handbags, luggage, footwear, and other personal leather goods.
- h. Stone, Clay, Glass, and Concrete Products:
 - 1) Stone cutting and related activities.
 - 2) Pottery and similar items.
 - 3) Glass blowing, pressing and cutting.
 - 4) Glassware products.
 - 5) Manufacture of concrete, gypsum, plaster and mineral products.
- i. Metal Products, Fabricated:
 - 1) Manufacture of cans and containers.
 - 2) Cutlery, tableware, hand tools, and hardware.
 - 3) Plumbing and heating items.
 - 4) Wrought iron fabrication.
 - 5) Manufacture and assembly of fencing.
 - 6) Machine, welding, and blacksmith shops.
 - 7) Metal stamps and forged metal products.
 - 8) Fabrication of metal buildings.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIa M-M ZONE (MANUFACTURING - MEDIUM)

- 9) Manufacture of ordnance and firearms, not including explosives.
- 10) Jewelry.
- j. Machinery:
 - 1) Engines, turbines, and parts.
 - 2) Farm, garden, construction, and industrial machinery.
 - 3) Office and computing machines.
 - 4) Refrigeration and heating equipment.
 - 5) Equipment sales, rental, and storage.
- k. Electrical Equipment:
 - 1) Electrical and electronic apparatus and components.
 - 2) Appliances.
 - 3) Lighting and wiring.
 - 4) Radio, television, and communications equipment.
 - 5) Musical and recording equipment.
- l. Transportation and Related Industries:
 - 1) Vehicles, aircraft, and boats and parts manufacture.
 - 2) Railroad equipment.
 - 3) Motorcycles, bicycles, and parts manufacture.
 - 4) Travel trailers and recreational vehicles manufacture.
 - 5) Draying, freighting, and trucking operations.
 - 6) Railroad yards and stations.
 - 7) Vehicle storage and impoundment.
 - 8) Trailer and boat storage.
- m. Engineering and Scientific Instruments:

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIa M-M ZONE (MANUFACTURING - MEDIUM)

- 1) Measuring device, watches, clocks, and related items.
 - 2) Optical goods.
 - 3) Medical instruments, supplies, and equipment and photography equipment.
- n. Industrial Uses:
- 1) Laboratories and research centers.
 - 2) Cotton ginning.
 - 3) Public utility substations and storage yards.
 - 4) Heliports.
 - 5) Building movers storage yard.
 - 6) Animal training.
 - 7) Mini warehouses.
 - 8) Warehousing and distribution.
 - 9) Communications and microwave installations.
 - 10) Cold storage plant.
 - 11) (Deleted)
 - 12) (Deleted)
 - 13) Breweries, distilleries, and wineries.
 - 14) Natural gas, above ground storage.
 - 15) Contractor storage yards.
- o. (Deleted)

Amended Effective:
10-21-99 (Ord. 348.3888)

2. The following service and commercial uses:
 - a. Banks and financial institutions.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIa M-M ZONE (MANUFACTURING - MEDIUM)

- b. Blueprint and duplicating services.
- c. Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
- d. Laboratories, film, medical, research, or testing.
- e. Office equipment sales and service.
- f. Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.
- g. Parking lots and parking structures.
- h. Restaurants and other eating establishments.
- i. Vehicle and motorcycle repair shops.
- j. Barber and beauty shops.
- k. Body and fender shops, and spray painting.
- l. Building materials sales yard.
- m. Day care centers.
- n. Health and exercise centers.
- o. Hardware and home improvement centers.
- p. Mobilehomes, provided they are kept mobile and licensed pursuant to State law, when used for: sales offices on mobilehome sales lots; construction offices and caretaker's quarters on construction sites for the duration of a valid building permit; agricultural worker employment offices for a maximum of 90 days in any calendar year; caretaker's quarters and office, in lieu of any other one-family dwelling, located on the same parcel as a permitted industrial use.
- q. One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.
- r. Nurseries and garden supply.
- s. Car and truck washes.
- t. Truck and trailer sales and rental.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIa M-M ZONE (MANUFACTURING - MEDIUM)

- u. Feed and grain sales.
- v. Signs, on-site advertising.
- w. Mobilehome sales lots.
- x. Recycling collection facilities.
- y. Churches, temples and other places of religious worship.

Amended Effective:
10-21-99 (Ord. 348.3888)

C. The following uses are permitted provided a conditional use permit has been granted pursuant to [Section 18.28](#) of this ordinance:

1. Auto wrecking and junk yards.
2. Abattoirs.
3. Cemeteries, crematories and mausoleums.
4. Paper storage and recycling, not within a building.
5. Cotton ginning.
6. Acid and abrasives manufacturing.
7. Fertilizer production, and processing organic or inorganic.
8. Petroleum and bulk fuel storage, above ground, pursuant to County Ordinance No. 546.
9. Paints and varnishes manufacturing and incidental storage.
10. Concrete batch plants and asphalt plants.
11. Disposal service operations.
12. Drive-in theaters.
13. Airports.
14. Dump sites.
15. Recycling of wood, metal, and construction wastes.
16. Sand blasting.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIa M-M ZONE (MANUFACTURING - MEDIUM)

- 17. Gas, steam, and oil drilling operations.
- 18. Sewerage treatment plants.
- 19. Swap meets.
- 20. Smelting metal and foundries.
- 21. Recycling processing facilities.
- 22. Solar power plant on a lot 10 acres or larger.

Amended Effective:
Ord. 348.4705 Item 16.2 of 11/8/11 (Effective Date: 12/8/11)

D. Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 provided a valid surface mining permit has been granted pursuant to County Ordinance No. 555.

E. (Deleted)

Amended Effective:
Ordinance No. 348.4911 Item 21.1 of 09.10.19 (Effective
Date: 10.10.19)

F. Sex-oriented businesses, subject to the provisions of County Ordinance No. 743. The uses listed in [Subsections A](#), [B](#), and [C](#) do not include sex-oriented businesses.

Amended Effective:
03-01-94 (Ord. 348.3584)

G. Any use that is not specifically listed in [Subsections B](#) and [C](#) may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections. Such a use is subject to the permit process which governs the category in which it falls.

H. Industrial Hemp Activities are permitted or conditionally permitted in subsections A., B., or C. in Section 11.26 pursuant to the provisions set forth in Article XIXm of this ordinance including, but not limited to, permit processing, location, standards and approval requirements.

Amended Effective:
07-16-85 (Ord. 348.2496)
04-04-87 (Ord. 348.2669)
06-30-88 (Ord. 348.2856)
05-04-89 (Ord. 348.3023)
06-20-89 (Ord. 348.3043)

07-11-89 (Ord. 348.3047)
03-01-94 (Ord. 348.3584)
Ord. 348.4931 Item 21.1 of 11/10/2020 (Effective Date
12/10/2020)

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIa M-M ZONE (MANUFACTURING - MEDIUM)

SECTION 11.27. PLANNED INDUSTRIAL DEVELOPMENTS.

Planned industrial developments are permitted provided a land division has been approved pursuant to Riverside County Ordinance No. 460.

SECTION 11.28. DEVELOPMENT STANDARDS.

The following development standards shall apply in the M-M Zone.

- A. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.
- B. Setbacks.
1. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.
 2. Where the front side, or rear yard adjoins a lot with a zoning classification other than those specified in paragraph (1) above, there is no minimum setback.
 3. (Misprint)
 4. With the exception of those portions of the setback area for which landscaping is required by Subsection e. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks.
- C. Height Requirements. The height of structures, including buildings, shall be as follows:
1. Structures shall not exceed 40 feet at the yard setback line.
 2. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to [Section 18.34](#) of this ordinance.
 3. Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to [Section 18.34](#) of this ordinance.
 4. Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to [Section 18.34](#) of this ordinance.
- D. Masonry Wall. Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIa M-M ZONE (MANUFACTURING - MEDIUM)

residential use, unless otherwise approved by the hearing officer or body.

- E. Landscaping.
1. A minimum of ten percent of the site proposed for development shall be landscaped and irrigated.
 2. A minimum of ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access way. Said landscaping strip shall not include landscaping located within the street right-of-way.
 3. A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.
- F. Parking Areas. Parking areas shall be provided as required by [Section 18.12](#) of this Ordinance.
- G. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- H. Outside Storage and Service Areas. Outside storage and service areas may be required to be screened by structures or landscaping.
- I. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater.
- J. Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof- mounted accessory equipment may be required to be screened from view.
- K. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

Amended Effective:
10-05-89 (Ord. 348.3053)

SECTION 11.29. EXCEPTIONS TO DEVELOPMENT STANDARDS.

The development standards contained herein, except lot size, setbacks and height may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIa M-M ZONE (MANUFACTURING - MEDIUM)

standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety.

SECTION 11.30. MANUFACTURING PLOT PLAN.

Applications for a plot plan shall be made pursuant to the provisions of [Section 18.30](#) of this ordinance and in addition to the requirements of that section, the application shall contain:

- A. A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.
- B. Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

Amended Effective:

01-15-64 (Ord. 348.251)
11-10-65 (Ord. 348.401)
01-19-66 (Ord. 348.422)
05-14-69 (Ord. 348.628)
10-02-69 (Ord. 348.666)
11-25-71 (Ord. 348.953)
05-04-72 (Ord. 348.1023)
11-07-72 (Ord. 348.1377)
03-20-75 (Ord. 348.1429)

12-10-75 (Ord. 348.1481)
09-08-77 (Ord. 348.1588)
08-29-78 (Ord. 348.1664)
07-21-83 (Ord. 348.2202)
06-30-88 (Ord. 348.2856)
09-05-89 (Ord. 348.3053)
03-01-94 (Ord. 348.3584)
05-06-99 (Ord. 348.3857)
09-10-99 (Ord. 348.3883)

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XII M-H ZONE (MANUFACTURING - HEAVY)

ARTICLE XII M-H ZONE (MANUFACTURING - HEAVY)

SECTION 12.1. INTENT.

- A. It is the intent of the Board of Supervisors in amending this article to:
1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base;
 2. Provide the necessary improvements to support industrial growth;
 3. Insure that new industry is compatible with uses on adjacent lands; and,
 4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

SECTION 12.2. USES PERMITTED.

- A. Agricultural uses of the soils for crops including the grazing of not more than two mature farm animals per acre and their immature offspring.
- B. The following uses are permitted provided a plot plan is approved pursuant to the provisions of [Section 18.30](#) of this ordinance:
1. The following industrial and manufacturing uses:
 - a. Food Products:
 - 1) Meat and poultry products, including meat packing but not including slaughtering.
 - 2) Dairy products, not including dairies.
 - 3) Canning and preserving fruits and vegetables.
 - 4) Grain and bakery products.
 - 5) Sugar and confectionery products.
 - 6) Beverages, including alcoholic beverages.
 - 7) Wineries, distilleries, and breweries.
 - 8) Ice.
 - b. Textile Products:

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XII M-H ZONE (MANUFACTURING - HEAVY)

- 1) Cotton, wool, and synthetic weaving and finishing mills.
 - 2) Wearing apparel and accessory products.
 - 3) Knitting mills.
 - 4) Floor coverings mills.
 - 5) Yarn and thread mills.
- c. Lumber and Wood Products:
- 1) Saw and planing mills.
 - 2) Manufacture of containers and crates.
 - 3) Fabrication of wood buildings and structures.
 - 4) Lumber yards.
 - 5) Manufacture of furniture and fixtures including cabinets, partitions, and similar items.
- d. Paper Products:
- 1) Paper and paperboard mills.
 - 2) Manufacture of containers and boxes.
 - 3) Paper shredding.
 - 4) (Deleted)
 - 5) Printing and publishing of newspaper, periodicals, books, forms cards and similar items.
 - 6) Binding of books and other publications.
- e. Chemicals and related products:
- 1) Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
 - 2) Manufacture of drugs and pharmaceuticals.
 - 3) Soaps, cleaners, and toiletries.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XII M-H ZONE (MANUFACTURING - HEAVY)

- 4) Manufacture of agricultural chemicals, not including pesticides and fertilizers.
- 5) Paints and varnishes.
- f. Rubber and Plastic and Synthetic Products:
 - 1) Manufacture of tires and tubes.
 - 2) Fabrication of rubber, plastics, and synthetic products.
- g. Leather Products:
 - 1) Tanning and finishing of leather.
 - 2) Manufacture of handbags, luggage, footwear, and other personal leather goods.
- h. Stone, Clay, Glass, and Concrete Products:
 - 1) Stone cutting and related activities.
 - 2) Pottery and similar items.
 - 3) Glass blowing, pressing and cutting.
 - 4) Glassware products.
 - 5) Manufacture of concrete, gypsum, plaster and mineral products.
- i. Metal Products:
 - 1) Manufacture of cans and containers.
 - 2) Cutlery, tableware, hand tools, and hardware.
 - 3) Plumbing and heating items.
 - 4) Wrought iron fabrication.
 - 5) Manufacture and assembly of fencing.
 - 6) Machine, welding, and blacksmith shops.
 - 7) Metal stamps and forged metal products.
 - 8) Fabrication of metal buildings.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XII M-H ZONE (MANUFACTURING - HEAVY)

- 9) Manufacture of ordnance and firearms, not including explosives.
- 10) Jewelry.
- j. Primary Metal Industries:
 - 1) Foundries.
 - 2) Rolling and drawing metals.
 - 3) Casting metals.
 - 4) Blast furnaces.
 - 5) Smelting of metals.
- k. Machinery:
 - 1) Engines, turbines, and parts.
 - 2) Farm, garden construction, and industrial machinery.
 - 3) Office and computing machines.
 - 4) Refrigeration and heating equipment.
 - 5) Equipment sales, rental, and storage.
- l. Electrical Equipment:
 - 1) Electrical and electronic apparatus and components.
 - 2) Appliances.
 - 3) Lighting and wiring.
 - 4) Radio, television, and communications equipment.
 - 5) Musical and recording equipment.
- m. Transportation and Related Industries:
 - 1) Vehicles, aircraft, boats and parts manufacture.
 - 2) Railroad equipment.
 - 3) Motorcycles, bicycles, and parts.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XII M-H ZONE (MANUFACTURING - HEAVY)

- 4) Travel trailers and recreational vehicles manufacture.
 - 5) Draying, freighting, and trucking operations.
 - 6) Railroad yards and stations.
 - 7) Vehicle storage and impoundment.
 - 8) Trailer and boat storage.
- n. Engineering and Scientific Instruments:
- 1) Measuring devices, watches, clocks, and related items.
 - 2) Optical goods, medical instruments, supplies, and equipment, and photography equipment.
- o. Industrial Uses:
- 1) Laboratories and research centers.
 - 2) Cotton ginning.
 - 3) Public utility substations and storage yards.
 - 4) Heliports.
 - 5) Building movers storage yard.
 - 6) Mini warehouses.
 - 7) Warehousing and distribution.
 - 8) Communications and microwave installations.
 - 9) Cold storage plant.
 - 10) Sand blasting.
 - 11) Recycling collection facilities.
 - 12) (Deleted)
 - 13) Natural gas, above ground storage.
 - 14) Recycling of wood, metal and construction wastes.
 - 15) Airports.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XII M-H ZONE (MANUFACTURING - HEAVY)

- 16) Contractor storage yards.
2. The following service and commercial uses:
- a. Banks and financial institutions.
 - b. Blueprint and duplicating services.
 - c. Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - d. Laboratories, film, medical, research, or testing.
 - e. Office equipment sales and service.
 - f. Offices, professional sales and service, including business, law, medical dental, chiropractic, architectural, and engineering.
 - g. Parking lots and parking structures.
 - h. Restaurants and other eating establishments.
 - i. Vehicle and motorcycle repair.
 - j. Barber and beauty shops.
 - k. Body and fender shops, and spray painting.
 - l. Building materials sales yard.
 - m. Day care centers.
 - n. Health and exercise centers.
 - o. Hardware and home improvement centers.
 - p. Mobilehomes, provided they are kept mobile and licensed pursuant to State law, when used for: sales offices on mobilehome sales lots; construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, agricultural worker employment offices for a maximum of 90 days in any calendar year; caretaker's quarters and office, in lieu of any other one-family dwelling, located on the same parcel as a permitted industrial use.
 - q. One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XII M-H ZONE (MANUFACTURING - HEAVY)

- r. Nurseries and garden supply.
- s. Trailer and truck sales and rentals.
- t. Signs, on-site advertising.
- u. Feed and grain sales.
- v. Mobilehome sales lots.
- w. Churches, temples and other places of religious worship.

Amended Effective:
09-10-99 (Ord. 348.3883)

10-21-99 (Ord. 348.3888)

C. The following uses are permitted provided a conditional use permit has been granted pursuant to [Section 18.28](#) of this ordinance:

1. Auto wrecking and junk yards.
2. Abattoirs.
3. Petroleum refineries.
4. Cotton ginning.
5. Acid and abrasives manufacturing.
6. Fertilizer production, and processing organic or inorganic.
7. Petroleum and bulk fuel storage, above ground, pursuant to County Ordinance No. 546.
8. Concrete batch plants and asphalt plants.
9. Disposal service operations.
10. Drive-in theaters.
11. Dump sites.
12. Explosives manufacturing and testing.
13. Gas, steam, and oil drilling operations.
14. Sewerage treatment plants.
15. Swap meets.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XII M-H ZONE (MANUFACTURING - HEAVY)

- 16. Processing and rendering of fats and oils.
- 17. Recycling processing facilities.
- 18. Solar power plant on a lot 10 acres or larger.

Amended Effective:
Ord. 348.4705 Item 16.2 of 11/08/11 (Effective Date 12/08/11)

D. (Deleted)

Amended Effective:
Ordinance No. 348.4911 Item 21.1 of 09.10.19 (Effective
Date: 10.10.19)

- E. Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 provided a valid surface mining permit has been granted pursuant to County Ordinance No. 555.
- F. A hazardous waste facility provided a hazardous waste facility siting permit has been granted pursuant to [Section 18.44](#). of this ordinance.
- G. Sex-oriented businesses, subject to the provisions of County Ordinance No. 743. The uses listed in [Subsections B.](#) and [C.](#) do not include sex-oriented businesses.

Amended Effective:
03-301-94 (Ord. 348.3584)

- H. Any use that is not specifically listed in [Subsections B.](#) and [C.](#) may be considered a permitted or conditionally permitted use providing that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections. Such a use is subject to the permit process which governs the category in which it falls.
- I. Industrial Hemp Activities are permitted or conditionally permitted in subsections A., B., or C. in Section 12.2 pursuant to the provisions set forth in Article XIXm of this ordinance including, but not limited to, permit processing, location, standards and approval requirements.

Amended Effective:
07-16-85 (Ord. 348.2496)
04-04-87 (Ord. 348.2669)
06-30-88 (Ord. 348.2856)
05-04-89 (Ord. 348.3023)
07-10-89 (Ord. 348.3043)

06-20-89 (Ord. 348.3047)
03-01-94 (Ord. 348.3584)
Ord. 348.4931 Item 21.1 of 11/10/2020 (Effective Date
12/10/2020)

SECTION 12.3. PLANNING INDUSTRIAL DEVELOPMENTS.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XII M-H ZONE (MANUFACTURING - HEAVY)

Planned industrial developments are permitted provided a land division has been approved pursuant to County Ordinance No. 460.

SECTION 12.4. DEVELOPMENT STANDARDS.

The following development standards shall apply in the M-H Zone.

- A. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.
- B. Setbacks.
1. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.
 2. Where the front, side, or rear yard adjoins a lot with a zoning classification other than those zones specified in paragraph (1) above, there is no minimum setback.
 3. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.
- C. With the exception of those portions of the setback area for which landscaping is required by Subsection e. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks. Height Requirements. The height of structures, including buildings, shall be as follows:
1. Structures shall not exceed 40 feet at the yard setback line.
 2. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to [Section 18.34](#). of this ordinance.
 3. Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to [Section 18.34](#). of this ordinance.
- D. Masonry Wall. Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. Salvage yards or vehicle dismantling yards, including storage, shall be enclosed by a solid masonry wall or combination landscaped earthen berm and masonry wall, not less than eight feet in height. Materials within the enclosed yard shall not be placed so as exceed the height of the surrounding wall, or berm and wall.

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XII M-H ZONE (MANUFACTURING - HEAVY)

- E. Landscaping.
1. A minimum of ten percent of the site proposed for development shall be landscaped and irrigated.
 2. A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways, Said landscaping strip shall not include landscaping located within the street right-of-way.
 3. A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.
- F. Parking Areas. Parking areas shall be provided as required by [Section 18.12](#) of this ordinance.
- G. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- H. Outside Storage and Service Areas. Outside storage and service areas may be required to be screened by structures or landscaping.
- I. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater.
- J. Mechanical Equipment. Mechanical equipment used in the manufacturing process may be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- K. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

Amended Effective:
10-05-89 (Ord. 348.3053)

SECTION 12.5. EXCEPTIONS TO DEVELOPMENT STANDARDS.

The development standards contained herein, except lot size, setbacks, and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined

ORDINANCE NO. 348.4978
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XII M-H ZONE (MANUFACTURING - HEAVY)

that the standard is inappropriate for the proposed use and that the waiver or modification of the standard will not be contrary to the public health and safety.

SECTION 12.6. MANUFACTURING PLOT PLAN.

Applications for a plot plan shall be made pursuant to the provisions of [Section 18.30](#) of this ordinance and in addition to the requirements of that section, the application shall contain:

- A. A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.
- B. Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

Amended Effective:

02-19-62	09-08-77 (Ord. 348.1588)
11-10-65 (Ord. 348.401)	08-29-78 (Ord. 348.1664)
01-19-66 (Ord. 348.422)	01-18-79 (Ord. 348.1674)
08-02-67 (Ord. 348.518)	07-21-83 (Ord. 348.2202)
06-10-70 (Ord. 348.737)	06-30-88 (Ord. 348.2856)
05-04-72 (Ord. 348.1023)	06-20-89 (Ord. 348.3043)
01-07-74 (Ord. 348.1377)	10-05-89 (Ord. 348.3053)
03-20-75 (Ord. 348.1429)	03-01-94 (Ord. 348.3584)
12-10-75 (Ord. 348.1481)	09-10-99 (Ord. 348.3883)