

ORDINANCE NO. 348



**PROVIDING FOR LAND USE PLANNING
AND ZONING REGULATIONS AND
RELATED FUNCTIONS OF THE
COUNTY OF RIVERSIDE**

**As amended through
ORDINANCE NO. 348.4997**

EFFECTIVE 04/28/2023

ORDINANCE NO. 348.4997
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)

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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. 348.4997
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. 348.4997
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. 348.4997
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. 348.4997
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)
08-10-89 (Ord. 348.3047)
10-05-89 (Ord. 348.3053)
03-01-94 (Ord. 348.3584)
11-30-95 (Ord. 348.3753)

Ord. 348.4706 Item 16.2 of 03/22/11 (Effective Date: 04/21/11)
Ord. 348.4931 Item 21.1 of 11/10/2020 (Effective Date 12/10/2020)

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. 348.4997
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. 348.4997
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. 348.4997
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
05-04-72 (Ord. 348.1023)
09-13-73 (Ord. 348.1201)
05-30-74 (Ord. 348.1327)
07-25-74 (Ord. 348.1349)
08-15-74 (Ord. 348.1356)
12-10-75 (Ord. 348.1481)
11-13-80 (Ord. 348.1880)

12-06-84 (Ord. 348.2414)
05-04-89 (Ord. 348.3023)
11-13-90 (Ord. 348.3217)
05-05-92 (Ord. 348.3420)
03-01-94 (Ord. 348.3584)
11-30-95 (Ord. 348.3753)
Ord. 348.4706 Item 16.2 of 03/22/11 (Effective Date:
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