Moreno Valley Municipal Code

<u>Title 9 PLANNING AND ZONING</u> <u>Chapter 9.02 PERMITS AND APPROVALS</u>

Up

Previous

Next

Main

Search

Print

No Frames

9.02.020 Permitted uses.

The following tables contain columns with headings identifying zoning districts, and list uses by indicating the zoning district or districts in which each use is permitted or allowed and whether the stated use is permitted subject to district requirements, or whether the stated use is allowed only after obtaining a conditional use permit. Where the table indicates, a use is allowed with conditional use permit, unless otherwise expressly provided, all district uses and other standards and requirements shall apply.

Permitted Uses Table 9.02.020-1

- X Indicates stated use is permitted subject to district requirements.
- C Indicates stated use is allowed with a conditional use permit.
- ♦ Indicates a use is permitted unless the use is located three hundred (300) feet or less from a residential zone or use, in which case the use is allowed with a conditional use permit. However, the expansion of an existing general manufacturing use is allowed without a conditional use permit regardless of its distance from residential zones or residential uses.
- A Indicates a use is permitted with an adult business use permit, providing the requirements of Section 9.09.030 of this title are met.

		~			R	lesid	entia	il Zones	s				M	ixed Use O	verlay	C	mm	iercia Zor		Office			dusti Zone		
	HR	RR	RI	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN ^{9, 11}	MUC ^{9, 11}	ми ^{8, 10, 11}	NC	cc	vc	oc	0	PI	LI	вР	BPX	os
Adult Businesses	1	<u> </u>	 		T	†	T	<u> </u>				-				\vdash	A	\dagger	A	A	Ā	\ A	A	A	┢
Agricultural Uses—Crops Only	x	х	х	X	X	Х	X	X	X	х	Х	х	Х	х	х	x	x	x	x	x:	κx	c x	Х	x	x
Agricultural (involving structures)	1		<u> </u>		1						ļ					 	<u> </u>	T		$\dag \dag$	x	+	\vdash	-	1
Aircraft Landing Facilities	 			<u> </u>	T	†											c	\vdash	С	cle	c c	-	_	 	-
Ambulance Service	T															 		 	\vdash	 	K	X	X	x	
Amusement Parks, Fairgrounds	†	 			T											-	•	\vdash	+	\vdash	x	+	-		
Animal Raising (see Section 9.09.090 of this title)	X	x	х	x	х	х	х	Х	Х	х	x	X	х	Х	x	X	X	x	х	x 2	κx	X	х	x	X
Appliance and Electronic Repair Shops	 		<u> </u>							ļ			Х	X	х	x	x	 	\vdash	\vdash	x	x	 	Х	
Arcades, Video Machines	†	-	ļ	<u> </u>	 									***************************************		•	x	•	_	$\vdash \vdash$	+	+			
Athletic Clubs, Gymnasiums and Spas			\vdash		<u> </u>								X	Х	Х	Х	x	-	х	$\vdash \vdash$	х	×	х	х	
Auction Houses		-												***************************************			X			H	+	-		x	
Auditoriums			-										*	*	+	ļ	•	*	*	4 4	•		•	•	\vdash
Auto Electronic Accessories and Installation																	х	 		\vdash		x		x	-
Automobile Fleet Storage																		 		\vdash	х	X	\vdash	 	ļ
Automobile, Motorcycle, Truck, Golf Cart, Recreational Vehicle and Boat Sales and Incidental Minor Repairs and Accessory Installations																	+				х	x			
Auto Service Stations a. Accessory uses include convenience store and car wash b. Minor repairs to include auto/boat/motorcycle/RV (excludes major repair, paint, body work)																÷	•	•	٠	* *	*	•	+	•	
Automotive, Boat, Motorcycle and RV Repair—Minor (includes brake, muffler and tire installation and repair)																٠	х				x	х		х	
Automotive Paint and Body Repair—Major Engine Overhaul					~~							_					÷			+	X				
Auto Rentals					-							7					х			\dashv		X	Х	х	
Auto Supply Stores		7			7				_				х	X	x	x	х				x	x	+	х	
Bakery Shops	_		_			\neg	_	\dashv					Х	×	Х	х	х	Х		-	\vdash		_	х	
Bakery—Commercial					1	-	\dashv	\dashv				\dashv				\dashv	\dashv		H	+	X	H	+		
Banks—Financial Institutions	_			$\neg \uparrow$	+	\dashv	1				_	\dashv	Х	x	X	x	x	X	Х	X	H	H	х	х	
Barber and Beauty Colleges	1					\dashv	\dashv	\dashv		_	1	\dashv	×	X	x	x	X		Х	x	H	┌─┤	x	x	-
Bars (Drinking Establishments)	1	l	1			i			L	1			I	J		1	1				Ш			1	
a. Bars		T	Ţ	Ī	T	7	Т	Т		Т	T		•	•	*	•	+	+		Т	П	П	Т	T	
b. Bars, with Limited Live Entertainment	+	-			-+	-	\dashv	-	-				•	•	*	•	•	*	\vdash	+	Н	-	+	\dashv	
Boat Sales New and Used Including Repairs and Accessory Installation							_										•			+	x			\dashv	-

Permitted Uses Table 9.02.020-1

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Indicates a use is permitted with an adult business use permit, providing the requirements of Section 9.09.030 of this title are met.

					I	Resid	lentia	ał Zone	es				Mixe	d Use O	verlay	С	omm	ercis Zoi	ai & i	Offic	:e]	ladus Zon		
	HR	RR	R1	RAZ	R2	R3	R5	RS10	R10	R15	R26	R30	MUN ^{9,}	MUC ^{9,}	MU1 ^{8,} 10, 11	NC	СС	vc	00	0	P	I I	.I Bi	Р ВР	x os
Boarding and Rooming Houses	-	<u> </u>	<u> </u>		T	T	T		x	X	x	x	x	х		 	T		T	T	H		+	+	+
Bowling Alley		T				<u> </u>		1	1	†	T	· · · · · ·	•	•	•	x	x		+	 	$\dag \dag$	+		1	+
Building Material Sales	T		†		T	†	 	T	1		m	1				<u> </u>	+		1	1	$ \uparrow $	\top	+	1	+
a. With outdoor storage			-		✝	╁	T		T	 	 	†	ļ				+	 	\dagger		H	x :	x		+
Building Material Storage Yards			-		T	†	T	<u> </u>	†-		<u> </u>	†				╁		 	+	+		x		+	+
Bus, Rail and Taxi Stations	 	-		_	\vdash	\vdash	\dagger	 -	-	 	\vdash	+			+	 	•	-	+		廾	+		1-	-
Business Equipment Sales (includes repairs)		<u> </u>	-		<u> </u>	 	╁		†	 	†		Х	х	x	X	X	X	X	\Box	\dashv	+	+	X	+
Business Schools		-	<u> </u>		\vdash	-	\vdash	 	 				х	х	х	X	х	х	X	x	\vdash	,	x x	X	+-
Business Supply Stores					H	T	 		1-	_	I^-		Х	x	x	x	X	 	x	H	1	x >	X .	x	
Cabinet Shop					┢	 	-	 	T	 	<u> </u>					-		-	-	+	1	x >	ίx	×	+
Caretakers Residence ¹					-	 	T		<u> </u>							+	+	С	•	•	•	+ (+	•	+
Car Wash						 	 	 	 		<u> </u>					X	X		-	\vdash	-	x -	-	-	-
Accessory to auto related use					-	_			 		-					•	•		\vdash		-	ĸ	+	+	+
Catering Service					-	<u> </u>	\vdash		 				х	х	X	X	x	x	 	\vdash	_	+	X	X	+
Cemetery (Human or Pet) with or without accessory mortuary and cremation services	С		_		_	_		_	-		_								-		+	+	+	-	+-
(minimum 10-acre site required)	C	С	C	С	С	C	C	C	C	С	С	С												ļ	
Churches ²	С	С	c	C	С	С	C	С	C	С	С	С	*	*	+	+	•	С	•	*	• •	•	• •	•	1
Clubs			_					*	+	٠	•	•	•	•	+	٠	•	•	+	٠	+	+	+-		c
Commercial Radio or Television Stations				··········	l	L	L	I	L	l	L	L1		1				L	L	LL				<u></u>	
a. With on-site antenna			7	****					Ι			i I					+			П	1	•	+	•	T
b. Without on-site antenna			7												·		Х			\vdash	>	ίx	X	x	+
Communications Facilities (See Section 9.09.040 of this title)		1	L			LJ	i	L	L			L		1			Ĺ		İ			1		I	ــــــ
Computer Sales and Repairs													х	х	х	х	х		Х		×	(x	x	Х	7
Contractors Storage Yard			7																		×	+	+		+
Convalescent Homes/Assisted Living			_				С	С	С	С	С	C	•	+	*	•	•	٠	+	•		-	+	-	+
Convenience Stores	L	£	1			i			lI			L	I.	1					L			J		L	
a. With drive-through												Т	T	T		х	х			Т	T	Τ	T		T
b. Without drive-through	\dashv	_											$\overline{\mathbf{x}}$	x	х	x	x			\dashv	+	+	1		+
c. With alcohol sales	\dashv	7	1										•	4	+	•	•			\dashv	+	\vdash		-	+-
Convention Hall, Trade Show, Exhibit Building with Incidental Food Services			\dashv			-				·~					C		•		٠	+	•	+	•	+	\vdash
Copy Shops		-	-+				\dashv						x	х	х	х	х	х	Х	х	x	x	ļ	X	H

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						Re	side	ntial Zo	nes					Mixed Use Ov	erlay	Co	mmercia	ıl & Offi	ce Zo	nes			Ind	ıstri	al Zones	T
	HR	RR	R1	RA2	RZ	R3	R5	RS10	R10	R15	R20	R30	MUN ^{9, 11}	MUC ^{9, 11}	MUI ^{8, 10, 11}	NC	сс	vc	ос	o	P	I	rı	вр	врх	os
Country Club	c	С	C	С	C	C	c	C	C	С	c	C	***************************************				<u> </u>		-	-	 	\vdash				<u> </u>
Dancing, Art, Music and Similar Schools											***************************************		х	x	х	x	х	х	х	х			Х	х	х	
Day Care Centers	С	С	С	С	С	C	c	С	С	С	C	С	+	+	•	*	+	+	+	+	*	*	•	*	•	C
Delicatessens						 					h		Х	х	X	х	x	Х	х		1	T	Х	х	X	

1/2/2017														7.UZ.UZU PBI	mitted uses.											
Diaper Supply Service																						х				
Laundry with Fleet Stomge	1	1		T			1		+										<u> </u>	 		х	~			
Disposal Company		╁	+		-	$\frac{1}{1}$	_	-	+-													Х	*****			
Drapery Shops	+	-		+	+	-	+	-	+	+			x	x	X	x	X	X		\vdash		H	·····	-	·····	
Dressmaking	T	 	<u> </u>		T	+							X	x	х	x	x	x	1	 						-
Shops Driving School	-	-	-	+	+	+	-	-	-	-		-	x	X	x	X	x		Y	x		_	X	X	X	
Drug Stores	+	+	+	+	\dagger	\dagger	+	 	+	1	 	-	X	<u> </u>	x	x	x	X		<u> </u>						
Dry Cleaning or				_i			i			.1			.1						J	L	L <u>.</u> 1	L		L1		
Laundry a. Dry Cleanin	<u>_</u>	T	Т	т-	Т	Τ-	T	Т-			T	T	X	Х	T x	x	х	X	х	r		-т		т т	x	- _T
b. Laundromat	-	┼	-	+		+	+	-	+	·			x	X	X	x	x	X	X			+	***************************************	$\left\ \cdot \right\ $		
c. Laundry Commercial			†		T	1					1					***************************************						х	х			
Emergency Shelter ¹⁴					1	-	-			<u> </u>							С		c	С	х	С			C	
Equestrian		_		-	+	+	-		+	!	<u> </u>	+-					ļ		-		\Box	+		\vdash		-
Centers, Riding Academies, Commercial Stables (including		С	С	С									19390416				*	**************************************								c
incidental sales of feed and tack)																										
Exterminators	ļ	_	ļ	ļ	$oldsymbol{\downarrow}$	_	_	ļ	<u> </u>			ļ.,					С					х	Х	х	х	
Farmworker Housing			_						x	х	Х	х														
Feed and Grain Stores																x	х	х								
Fire and Police Stations	х	х	x	х	x	x	х	х	х	х	х	х	Х	Х	Х	х	х	Х	х	х	х	х	Х	х	х	х
Floor Covering Stores (may include incidental repairs with installation service)													x	x	X	X	х					Х				
Fraternity/Sorority								С	С	С	С	С					/									
Frozen Food Locker													i								***************************************	х	Х			
Gasoline Dispensing - Nonretail Accessory to an Auto-Related Use													THE PARTY AND ADDRESS OF THE PARTY AND ADDRESS				х					x	x	x	x	
Glass Shops and Glass Studios— Stained, etc.																Х	х					х	х		х	
Golf Courses or Golf Driving Ranges with incidental Commercial Uses	С	С	С	c	С	C	С	С	С	С	С	С									,					*
landicapped lousing								х	х	х	Х	Х	X	х	х									1		
feavy Equipment Sales and Rentals																	х						Х	х		
Hospitals															*		•		4	•			$\neg \uparrow$			С

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					F	Cesid	entia	l Zone	s				3	dixed Use Ov	erlay	C	omn	zereis Zo:		OMe	e e	I	ndust	trial Zo	nes	
	HR	RR	R1	RA	R2	R.	R5	RS1	R10	R15	R20	R30	MUN ^{9,}	MUC ^{9, 11}	MUI ^{8, 10,}	NC	сс	vc	ос	0	P	1	Li B	P	врх	0
Hotels	1	<u>.i.</u>	1	,				1		.1	.l	L	L		<u> </u>	1	<u> </u>	L	L	L_L					L	L,
a. With 20% or less of the units containing kitchens	-	Т	Τ	Τ	T	Τ	Τ	T	Γ	T	T	Τ	Х	х	x	T	Х		С	П	_		x	х	х	Γ
b. With over 20% of the units containing kitchens		+-	1	 	T	-	1	 	 	\vdash	 		c	c	C	ļ	C		С	H	\dashv	+	С	C	c	-
Ice Cream Stores-Including Yogurt Sales	T	1	†	 	1	T	+	 	\vdash	\vdash	 		Х	х	X	X	Х	Х	х	H	\dashv	+	+		X	r
Impound Yards	 	†	1	 	\dagger	T	T	 	 	<u> </u>					ļ	\vdash				\vdash	\dashv	x	+			r
Jewelry Stores	<u> </u>	T	\vdash	 	\vdash	\vdash	T	 		-	 		х	х	x	x	Х	х		H	\dashv	\dagger				F
Kennel and Catteries	c	c	С	c	c	c	c	c	С	C	C	С	£	С	С	c	c		•	┪	+	+	c	***************************************	<u> </u>	-
Laboratories (medical and dental)	+	T		ļ	T	†	 		T		 		Х	х	X	Х	Х		х	x	\dashv	x	x	х	Х	H
Libraries	X	x	х	X	x	X	x	x	x	x	x	х	X	x	x	x	x	X	x	х	x	+	x -	X	х	-
Liquor Stores	T	T	-	 	\vdash	╁	_		 	 	 		•	+		•	•			\vdash	+	+	-			-
Live-Work Unit ¹²	<u> </u>	┢			T	\dagger			-				X	x	x	 				\vdash	+	+	+			
Locksmith Shops	┢	 	ļ	-	-	┢	-				-		X	x	x	x	<u>x</u>	X		\dashv	_	x	x	X	x	
Lodge Halls and Similar Facilities	-		-	-	-	╁	├	ļ					*	•		•	•		•	\dashv	+	1	-	•	•	
Lumberyards	-				-	-			-							<u> </u>	X			+	-	x	+			
Mail Order House		-			-	-			-								Х			+		1	x l	х	Х	
Manufacturing and Assembly			L	l	1	L	l		.	L	L				<u></u>	L							1_			
a. Custom and light manufacturing indoor uses only (50,000 square feet or less), with light truck traffic, on-site and wholesaling of goods produced																				T	2	X	x	х	х	
 b. Custom and light manufacturing indoor uses only (more than 50,000 square feet), with light truck traffic, on-site and wholesaling of goods produced 																						;	<u> </u>			•
c. General manufacturing with frequent truck traffic and/or outdoor equipment or storage																					,	,	1			
d. Retail sales of goods produced or warehoused on-site3																			7	1	3	7		Х	х	
Medical Clinics/Medical Care	1	iI.				L	lI		اا	t			I			i	1		1							
a. Inpatient care										T		T	Х	х	х	х	х		Х	x	X	()	1	Х	x	
b. Urgent care													x	X	х	x	x		$\overline{\mathbf{x}}$	x	+	+	+	-	-	
fedical Device Services and Sales (retail) including, but not united to, fittings for and sale of prosthetic and orthotic devices															х	х	х		х	+						
fedical Equipment Supply, including retail sales for in-home nedical care, such as wheelchairs, walkers and respiratory quipment															х	х	х		x							-
Aobile Home Parks	С	С	С	С	С	c	С	C	С	С	С	c				1	+		1	\dagger	\top	+	T		\dashv	
									L			1	1			E			#		,		1		- 1	

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					R	eside	ntial :	Zones					Mixe	d Use Ov	erlay	Соп	ımer	rial é	k Off	ice Ze	nes	Inc	lustr	ial Z	nes	
	HR	RR	R1	RA2	R2	R3	RS	RS10	R10	R15	R20		MUN ^{9,} 11		MUI ^{8,} 10, 11	NC	сс	vc	оc	o	P	ı	LI	BP	врх	os
Mobile Home Sales or Rentals (outdoor display)					T	1	<u> </u>										C.	i								
Mottuaries		L		Ļ	·L			L	L		ł	l	L					***********	l	11	1		1			
a. With cremation services		[T	x	х		
b. No cremation services			С	C	C	С	С	С	С	c	С	С			+	*	+				_		х	Х		
Museums	х	Х	х	Х	x	х	х	X	х	х	Х	Х	X	X	Х	Х	х	x	Х	Х	X	Х	х	X	х	x

Newspaper and Printing Shops	T	Τ	T	T	T	Τ	T	T	T	Π	Π	T	х	х	X	Tx	X	Γ	T	Τ	T	X	Х	х	Х	Γ
Nightclubs	†	T	1	T	1	+	1			 	†	†		c	С	1	С		 	<u> </u>	\vdash	\vdash			 	
Nursery. (Plant), Wholesale and Distribution	X	X	x	X		T	1	1	1	<u> </u>		†			<u> </u>	T	T	<u> </u>	†		 	X	X		<u> </u>	Х
Offices (administrative and professional)	1		<u> </u>	<u> </u>		1	†		†	T^-		 	x	Х	x	x	х	Х	X	Х	\vdash		х	х	X	
Open Air Theaters	1	†	1	T		T	1		1	<u> </u>		 	1	<u> </u>	С	T	<u> </u>		 		С					С
Orphanages	C	С	C	С	C	c	С	С	C	c	С	C	 		<u> </u>	I^-	m		†	†					 	
Painting Contractor			T	T	1	1	1		1		İ	l	***************************************	***************************************			ļ					X	Х			
Parcel Delivery Terminals			T			T													İ	<u> </u>		х	Х	х	х	
Parking Lot	1			T		1	1			<u> </u>					С	С	х	Х	С	<u> </u>				х		-
Parks and Recreation Facilities (public)	X	х	X	x	Х	X	Х	х	Х	Х	х	х	х	х	Х	x	Х	X	х	х	х	х	X	Х	х	х
Personal Services (e.g., nail salons, spa facilities 15, barber and beauty shops, and tattoo parlors)													х	х	Х	x	х	х	x						х	
Pharmacy ⁴				<u> </u>		T							х	х	Х	х	X	X	x	<u> </u>					X	
Photo Studios	-	<u> </u>	-	-			<u> </u>						х	х	Х	X	Х	Х	Х						х	
Plumbing Shops	1-			ļ	<u> </u>	<u> </u>			_								х								х	
Plumbing Supply Stores for Contractors	1				†	†							****						ļ				х	х	х	_
Peol Hali	†			_		<u> </u>								+		+	٠									\neg
Postal Services	1			 	1								х	Х	Х	х	Х	Х	Х				Х	Х	x	
Pottery Sales with Outdoor Sales						<u> </u>					*********		х	х	X	х	X	х				x	\dashv	\dashv	х	
Public Administration, Buildings and Civic Centers		:				Ī							х	х	х	х	Х	х	x	х	х	x	х	х	х	
Public Utility Stations, Yards, Wells and Similar Facilities, Excluding Offices	С	С	С	С	С	С	С	С	С	С	С	С	٠	٠	٠	٠	٠	+	•	+	*	х	х	+	•	С
Racetracks																	C				С	_		+		
Record Store								********					х	х	Х	х	х	Х						-		
Recording Studio													х	х	х	х	х	х	Х	X		х	х	х	x	
Recreational Facilities (Private) such as Tennis Club, Polo Club, with Limited Associated Incidental Uses	c	C	С	C	С	С	С	С	С	С	С	С	٠	•	•	٠	•	*								
Recycling, Large Collection Facility ⁵																	•					х	x			

Permitted Uses Table 9.02.020-1

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- Indicates a use is permitted unless the use is located three hundred (300) feet or less from a residential zone or use, in which case the use is allowed with a conditional use permit. However, the expansion of an existing general manufacturing use is allowed without a conditional use permit regardless of its distance from residential zones or residential uses.
- A Indicates a use is permitted with an adult business use permit, providing the requirements of Section 9.09.030 of this title are met.

					R	eside	ntial	Zones					Mixe	d Use Ov	rerlay	€o	mme	reîal .	& O1	fice Z	одея	In	dusti	rial Z	ones	T
	HR	RR	RI	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN ⁹ .	MUC ^{9,}	MUI ^{8,} 10, 11	NC	cc	vc	oc	0	P	ļ	LI	ВР	врх	os
Recycling, Small Collection Facility	_		-					 					Х	X	х	Х	Х	X	†							-
Recycling Processing Centers		1	<u> </u>		<u> </u>			 	ļ .					†				<u> </u>		T	<u> </u>	x	Х	X	Х	\vdash
Refreshment Stands	T					<u> </u>		l					Х	Х	х	Х	X	x	Х	X	X	X	х	Х	Х	
Rental Service		.d	l,,	1,,	1	I		1	I	L		I	<u> </u>	L	1	i	I	L		.l	L	I		Li		1
a. Within an enclosed structure (furniture, office, party supplies)		<u> </u>	Π		<u> </u>		Ĭ						х	X	х	Х	Х	X		Ţ	T	х	X	X	х	Γ
b. With outdoor storage and display (vehicles, equipment, etc.)			<u> </u>													•	•				1	х	Х			
Research and Development					_						-		х	х	х				X	X	_	X	Х	Х	Х	H
Residential			<u> </u>	L	·····	i	L					L	I	L	L	I	L		í		I			1		<u>. </u>
a. Single-family	X	Х	X	Х	x	Х	х	х							[Π								
b. Multiple-family									х	Х	х	х	x	х	х			<u> </u>	-	 						-
c. Manufactured home park (see mobile home parks)		l	L	L	L		L	L	3			L.,	L	L	L	L	I	L	L	J	L			LI		L
Residential Care Facility (for seven or more persons)	С	С	C	С	С	C	С	C	С	С	С	С	C	С	X			Γ		Γ						
Restaurants (Eating and Drinking Establishments)		ł	L	L	L		l	l				l	L	L	L	L	L	L	L	L	LJ	l		l	***************************************	L
a. Without entertainment	 												Х	X	Х	х	Х	X	х	l		Ī			х	Г
b. With limited live entertainment	 												X	Х	х	Х	х	х	Х	_			\neg	_		

c. With alcoholic beverage sales		Π	Γ	Γ	Π	Γ	Τ		Ţ	Ī	ļ	Γ	х	X	х	x	х	Х	X			T	T		х	
d, With outdoor seating 13				ļ —	T		†						x	х	х	x	x	х	x	\vdash	T		-		x	
Restaurants (fast-food)		L	· I	<u> </u>		L	4		l	L	1	1	I.,	I	L	L	I	L	I	L	L	L	J	I	L	L
a. With drive-through	ļ	<u> </u>	Ţ	<u> </u>	Τ	T	Τ]					T		<u> </u>	•	+		T	Γ	Τ	Γ	Γ		•	
b, Without drive-through		-		<u> </u>	T	 	<u> </u>	 	ļ				x	x	х	х	x				-	-			х	
Retail Sales						T	†						X	X	X	х	Х	Х			<u> </u>					
Support Retail Sales			_			<u> </u>							х	х	Х				х	<u> </u>						
Sandwich Shops ⁶							ļ						х	х	Х	х	x	х	x	X6						
Schools, Private	С	С	С	C	C	С	С	С	С	С	С	С	•	+	*	*	+		+	+				÷	+	
Senior Housing	х	Х	х	Х	х	Х	х	х	х	х	X	х	х	х	Х				Х	х	ļ					
Shoe Shine Stands													X	X	х	X	Χ.		Х	x				х	х	
Shoe Repair Shop	~					-							х	х	х	х	х	Х		-						
Sign Shop													x	X	Х	х	х	Х				х	x	Х	х	

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	Ī				R	eside	ntial	Zones	•••••	*****		·	Mixe	d Use Ov	erlay	Cor	ımer	cial d	& Of	fice Zo	nes:	Inc	dustri	ial Z	ones
	HR	RR	R1	RAZ	R2	R3	R5	RS10	R10	R15	R20	R30	MUN ^{9,}	миС ^{9,}	MUI ^{8,} 10, 11	NC	сс	vc	oc	О	P	ı	LI	BP	BPX
Single Room Occupancy (SRO) Facility				 	T				 			С	С	С	С		Х			I			_		
Skating Rinks					T									х			X	_	<u> </u>		7				
Smoke Shops ¹⁶					<u> </u>											S	5	s	S	\prod					
Stationery Stores	<u> </u>	<u> </u>	-		\vdash			 					х	Х	х	х	x	х	х	H	-	\dashv	-	х	х
Statue Shop - Outdoor Display			<u> </u>		†	ļ											+	-		\vdash	\dashv	Х	X		\dashv
Storage Lots and Mini-Warehouses		L	L	L	L	1	<u></u>	L	1			L	L	Li		LJ		L	L	<u></u>		L	1		L
a. Indoor		l	ļ	Γ	Π	Ī	<u> </u>	T									C	Ī		П	Т	Х	T	T	
h. Outdoor	<u> </u>			ļ	-												С			\vdash	-	х			\dashv
Swim Schools/Center with Incidental Commercial Uses	c	c.	c	c	c	c	С	С	Ċ	C	С	С					X						\dashv	-	
Taxidermist					<u> </u>												х				\dashv	х	х	-	\dashv
Theaters (excludes open air)					_							-	X	х	X	x	х	Х		\vdash	\dashv		+		\dashv
Tire Recapping					-								·							\vdash	+	Х	-		-
Trade and Vocational Schools											1		x	х	Х		х		x	x		\dashv	x	x	x
Transfer, Moving and Storage Facilities																	_				+	х	х	\dashv	
Truck Wash																				H	+	х	х	-	
Upholstery Shops											$\neg \dagger$						х			一十	\dashv	X	x		х
Vehicle Storage Yards									1		1					1	1					1		L	
a. Indoor										I						T	х				Т	x	x	T	T
b. Outdoor																	С			$\vdash \vdash$	+	x	x		
Vending Machine Service and Repair									\dashv								-			\vdash	\dagger	$\overline{\mathbf{x}}$	X	x	x
Veterinarian (including animal hospital)		1	1		1		1	1		1	L	1	1		1		4								
a. All activities within an enclosed structure	T	1					T	T	П	Ī	7	Т	x	Х	x	Х	x			П	T	Т	Т	x T	X
b. With outdoor activities	\dashv								_								•	\neg			+		\dashv	•	•
Weight Reduction Center			-		_				7		\dashv		х	x	х	Х	X	х	x	\dashv	+	_	\dashv	-	
Wholesale, Storage, and Distribution	l	1	1			1		1		I	L	1	1					1		L			L.		
a. All activities indoors (50,000 square feet or less)	Ī	T			1		T		T		T	T		Т	T	T		T		T	Т	x T	x	xΤ	X
b. All activities indoors (more than 50,000 square feet)							\neg		\dashv	+	\dashv					\neg	\dashv			_	+		Х		
c. All activities outdoors	-	-	\dashv		-				_	+	-					-	-			\dashv	+	x	_	+	-
d. Retail sale of goods warehoused on-site ⁷	\dashv								\dashv	+	\dashv			- $+$		\neg				+			x	x	+

F	-			 	 		 		 						
Wrecking Yard			- 1			1						TT	•	\Box	
		LI	L	 <u></u>	1		 I	i		1 1	- (1 1		1 1	

- Do not consider residential use per distance requirement.
- The administrative plot plan process may be used to establish these uses in an existing building within any commercial or industrial zone, even if the project is located adjacent to residential uses or zones.
- Retail is limited to fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).
- Permitted in the OC and VOR districts only as a support medical office facility.
- Large collection facilities may be established within an existing building through the "tenant improvement" process if such building or tenant space occupied by the use is not located adjacent to a residential use or zone.
- 6 Sandwich shops shall not have cooking hoods, nor shall they exceed five percent of the gross floor area of the complex where they are located.
- Retail is limited to fifteen (15) percent of gross floor area (see Section <u>9.05.040</u> of this title).
- In the MUI district, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are: (a) required on lots at street intersections and within three hundred (300) feet in any direction from a street intersection, as measured from the corner formed by the lot's property lines, and (b) are allowed, but not required on the other lots.
- In the MUC and MUN districts, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are: (a) required on lots at street intersections and within one hundred fifty (150) feet in any direction from a street intersection, as measured from the corner formed by the lot's property lines, and (b) are allowed, but not required on the other lots.
- See Section 9.07.040 (Medical Use Overlay District).
- 11 See Section 9.09.260 (Mixed Use Development).
- 12 Sec Section 9.09.250 (Live-Work Development).
- 13 See Section 9.09.270 (Outdoor Dining).
- Use is also permitted in the Moreno Valley Industrial Area Plan (SP 208).
- For spa facilities refer to Title 11, Chapter 11.96 of the municipal code.
- See Section 9.09.280(C) (Smoke shops) for distance requirements that require a conditional use permit.

Zoning District Key

Hillside Residential District	MUC	Mixed-Use Community Overlay District
Rural Residential District	MUI	Mixed-Use Institutional Anchor Overlay District
Residential 1 District (40,000 square feet minimum lot size)	NC	Neighborhood Commercial District
Residential Agriculture 2 (20,000 square feet minimum lot size)	cc	Community Commercial District
Residential 2 District (20,000 square feet minimum lot size)	VC	Village Commercial District
Residential 3 District (10,000 square feet minimum lot size)	ос	Office Commercial District
Residential 5 District (7,200 square feet minimum lot size)	0	Office District
Residential Single-Family 10 District (4,500 square feet minimum lot size)	P	Public District
Residential 10 District (Up to 10 Dwelling Units per net acre)	ī	Industrial District
Residential 15 District (Up to 15 Dwelling Units per net acre)	LI	Light Industrial
Residential 20 District (Up to 20 Dwelling Units per net acre)	ВР	Business Park District
Residential 30 District (Up to 30 Dwelling Units pet net acre)	BPX	Business Park-Mixed Use District
Mixed Use Overlay District	OS	Open Space District
Mixed-Use Neighborhood Overlay District		
	Rural Residential District Residential 1 District (40,000 square feet minimum lot size) Residential Agriculture 2 (20,000 square feet minimum lot size) Residential 2 District (20,000 square feet minimum lot size) Residential 3 District (10,000 square feet minimum lot size) Residential 5 District (7,200 square feet minimum lot size) Residential Single-Family 10 District (4,500 square feet minimum lot size) Residential 10 District (Up to 10 Dwelling Units per net acre) Residential 15 District (Up to 15 Dwelling Units per net acre) Residential 20 District (Up to 20 Dwelling Units per net acre) Residential 30 District (Up to 30 Dwelling Units per net acre) Mixed Use Overlay District	Rural Residential District (40,000 square feet minimum lot size) Residential 1 District (40,000 square feet minimum lot size) Residential Agriculture 2 (20,000 square feet minimum lot size) CC Residential 2 District (20,000 square feet minimum lot size) VC Residential 3 District (10,000 square feet minimum lot size) OC Residential 5 District (7,200 square feet minimum lot size) O Residential Single-Family 10 District (4,500 square feet minimum lot size) P Residential 10 District (Up to 10 Dwelling Units per net acre) I Residential 15 District (Up to 15 Dwelling Units per net acre) Residential 20 District (Up to 20 Dwelling Units per net acre) Residential 30 District (Up to 30 Dwelling Units per net acre) Residential 30 District (Up to 30 Dwelling Units per net acre) Mixed Use Overlay District

(Ord. 917 § 5, 2016; Ord. 912 §§ 17, 22, 2016; Ord. 869 § 3, 2013; Ord. 864 § 3, 2013; Ord. 819 § 3, 2010; Ord. 810 § 3, 2010; Ord. 808 § 2, 2010; Ord. 757 § 2, 2008; Ord. 693 § 2, 2005; Ord. 684 § 2, 2005; Ord. 655 § 2, 2004; Ord. 613 § 6, 2002; Ord. 604 § 2, 2002; Ord. 590 § 2, 2001; Ord. 575 § 2, 2000; Ord. 567 § 2, 2000; Ord. 558 § 2, 2000; Ord. 540 § 1, 1998; Ord. 528 § 1, 1997; Ord. 513 § 1, 1997; Ord. 508 § 1, 1996; Ord. 488 § 1, 1996; Ord. 474 § 1, 1995; Ord. 468 § 1, 1995; Ord. 464 § 1, 1995; Ord. 433 § 1, 1994; Ord. 398 § 1, 1993; Ord. 386 § 1, 1993; Ord. 359, 1992)

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