

Moreno Valley Municipal Code

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Title 9 PLANNING AND ZONING
Chapter 9.02 PERMITS AND APPROVALS

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.

	Residential Zones													Mixed Use Overlay			Commercial & Office Zones					Industrial Zones					
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN ^{9, 11}	MUC ^{9, 11}	MUT ^{8, 10, 11}	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS	
Adult Businesses																	A		A	A		A	A	A	A		
Agricultural Uses—Crops Only	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Agricultural (involving structures)																						X					
Aircraft Landing Facilities																	C		C	C	C	C					
Ambulance Service																	◆					◆	X	X	X	X	
Amusement Parks, Fairgrounds																	◆						X				
Animal Raising (see Section 9.09.090 of this title)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Appliance and Electronic Repair Shops													X	X	X	X	X					X	X		X		
Arcades, Video Machines																	◆	X	◆								
Athletic Clubs, Gymnasiums and Spas													X	X	X	X	X		X			X	X	X	X	X	
Auction Houses																	X									X	
Auditoriums													◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	
Auto Electronic Accessories and Installation																	X					X	X		X		
Automobile Fleet Storage																						X	X				
Automobile, Motorcycle, Truck, Golf Cart, Recreational Vehicle and Boat Sales and Incidental Minor Repairs and Accessory Installations																	◆					X	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)																											
Automotive, Boat, Motorcycle and RV Repair—Minor (includes brake, muffler and tire installation and repair)																	◆	X				X	X		X		
Automotive Paint and Body Repair—Major Engine Overhaul																	◆					X					
Auto Rentals																	X						X	X		X	
Auto Supply Stores													X	X	X	X	X					X	X		X		
Bakery Shops													X	X	X	X	X	X								X	
Bakery—Commercial																						X					
Banks—Financial Institutions													X	X	X	X	X	X	X	X	X			X	X		
Barber and Beauty Colleges													X	X	X	X	X		X	X				X	X		
Bars (Drinking Establishments)																											
a. Bars													◆	◆	◆	◆	◆	◆									
b. Bars, with Limited Live Entertainment													◆	◆	◆	◆	◆	◆									
Boat Sales New and Used Including Repairs and Accessory Installation																	◆					X					

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Boarding and Rooming Houses									X	X	X	X	X	X														
Bowling Alley													◆	◆	◆	X	X											
Building Material Sales																	◆											
a. With outdoor storage																							X	X				
Building Material Storage Yards																							X					
Bus, Rail and Taxi Stations																	◆	◆										
Business Equipment Sales (includes repairs)													X	X	X	X	X	X	X	X							X	
Business Schools													X	X	X	X	X	X	X	X			X	X	X	X		
Business Supply Stores													X	X	X	X	X		X			X	X		X			
Cabinet Shop																						X	X	X	X			
Caretakers Residence ¹																	◆	◆	C	◆	◆	◆	◆	◆	◆	◆	◆	◆
Car Wash																	X	X					X					
Accessory to auto related use																	◆	◆					X					
Catering Service													X	X	X	X	X	X								X	X	
Cemetery (Human or Pet) with or without accessory mortuary and cremation services (minimum 10-acre site required)	C	C	C	C	C	C	C	C	C	C	C	C																
Churches ²	C	C	C	C	C	C	C	C	C	C	C	C	◆	◆	◆	◆	◆	C	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Clubs													◆	◆	◆	◆	◆	◆	◆	◆	◆	◆						C
Commercial Radio or Television Stations																												
a. With on-site antenna																		◆						◆	◆	◆	◆	
b. Without on-site antenna																		X					X	X	X	X		
Communications Facilities (See Section 9.09.040 of this title)																												
Computer Sales and Repairs													X	X	X	X	X		X			X	X	X	X			
Contractors Storage Yard																							X					
Convalescent Homes/Assisted Living							C	C	C	C	C	C	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆						
Convenience Stores																												
a. With drive-through																	X	X										
b. Without drive-through													X	X	X	X	X											
c. With alcohol sales													◆	◆	◆	◆	◆											
Convention Hall, Trade Show, Exhibit Building with Incidental Food Services																	C	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Copy Shops													X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

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Country Club	C	C	C	C	C	C	C	C	C	C	C	C																
Dancing, Art, Music and Similar Schools													X			X	X	X	X	X			X	X		X		
Day Care Centers	C	C	C	C	C	C	C	C	C	C	C	C	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	C
Delicatessens													X	X	X	X	X	X	X			X	X		X			

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