

ORDINANCE NO. 348.4947/50
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE IXa C-T ZONE (TOURIST COMMERCIAL)

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SECTION 9.25. USES PERMITTED.

- A. The following uses are permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of [Section 18.30.](#) of this ordinance:
1. Automobile service stations, truck service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 2. Automobile sales, truck sales, new and used.
 3. Restaurants, drive-in restaurants, bars.
 4. Curio shops, gift shops.
 5. Sign, on-site advertising.
 6. Hotels, motels.
 7. Dwelling, bed and breakfast.
 8. Churches, temples and other places of religious worship.
 9. Child Day Care Center.

Amended Effective:

09-10-99 (Ord. 348.3883) repealed
10-21-99 (Ord. 348.3888)

Ord. 348.4596 Item 16.2 of 02/10/09 (Effective Date:
03/12/09)

- B. The uses listed in [Subsection A.](#) do not include sex-oriented businesses.
- C. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to [Section 18.34.](#) of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to [Section 18.27.](#) of this ordinance.
- D. The following uses are permitted provided a conditional use permit has been granted to the provisions of Section 18.26 of this ordinance:
1. Solar power plant on a lot 10 acres or larger.

Amended Effective:

12-26-85 (Ord. 348.2535)
05-04-89 (Ord. 348.3023)
03-01-94 (Ord. 348.3584)
06-27-97 (Ord. 348.3793)

05-24-01 (Ord. 348.3990)
Ord. 348.4705 Item 16.2 of 11/08/11 (Effective Date:
12/08/11)

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SECTION 9.26. DEVELOPMENT STANDARDS.

The following shall be the standards of development in the C-T Zone, unless a lot is to be developed to a hotel or motel use. If a lot is to be developed to a hotel or motel use, it shall meet all the requirements of [Section 8.2.](#) of this ordinance R-3 Zone).

- A. The minimum lot area shall be 10,000 square feet, unless a different minimum is specifically required in a particular area. More than one use shall be permitted on a lot.
- B. If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or M-H, there is no side or rear yard requirement for buildings which do not exceed 35 feet in height, but there shall be a minimum 19 foot front yard setback. For all other lots, the minimum front, side and rear yards shall be ten feet for buildings which do not exceed 35 feet in height. On all lots, any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line or the future street line as shown on an adopted specific plan for the street. The rear setback shall be measured from the rear lot line or any recorded alley or easement unless the rear line adjoins a street in which case it shall be measured as required for a front setback. Each side setback shall be measured from the side lot line or from the existing street line or any future street line as shown on an adopted specific plan for the street.
- C. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of [Section 18.34.](#) of this ordinance.
- D. (Deleted)
- E. Automobile storage space shall be provided as required by [Section 18.12.](#) of this ordinance. Not less than five percent of the parking area shall be landscaped. No planting area shall be less than five feet wide at any point.
- F. Trash areas shall be screened with an opaque six-foot high fence or wall and shall have an opaque gate.

Adopted Effective:

09-22-60

07-09-69 (Ord. 348.635)

05-04-72 (Ord. 348.1023)

09-13-73 (Ord. 348.1201)

10-02-75 (Ord. 348.1469)

12-10-75 (Ord. 348.1481)

03-01-94 (Ord. 348.3584)

06-27-97 (Ord. 348.3793)

09-10-99 (Ord. 348.3883)

10-21-99 (Ord. 348.3888)