

ORDINANCE NO. 348.4885
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)

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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.

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- 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.

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- 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.~~

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- 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) ~~Drying, 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.~~

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- 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.

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- 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.

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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. Kennels and catteries are permitted provided they are approved pursuant to the provisions of [Section 18.45](#) of this ordinance.
- 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)

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- 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.

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)

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.
 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: