PLANNING COMMISSION

AGENDA

WEDNESDAY, APRIL 22, 2026
SPECIAL MEETING: 6:00 P.M.
COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595

Nolan King - Chair
Dr. Charles Golden III - Vice-Chair
Rene Cambero - Commissioner
Eric Filar - Commissioner
John Hume - Commissioner

Robert Flores - Community Development Director
Joaquin Vazquez - Assistant City Attorney

The City of Wildomar will be a Safe and Active Community with Responsible Growth and Quality Infrastructure while keeping a Hometown Feel

CALL TO ORDER – SPECIAL SESSION - 6:00 P.M.

ROLL CALL

FLAG SALUTE

APPROVAL OF THE AGENDA AS PRESENTED

The Planning Commission to approve the agenda as it is herein presented, or, if it is the desire of the Planning Commission, the agenda can be reordered, added to, or have items tabled at this time.

1. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 Wildomar Housing Element 2025 Annual Progress Report

Presented By: Robert Flores , Community Development Department

RECOMMENDATION:

Receive and file the Wildomar Housing Element 2025 Annual Progress Report ("APR")

2. PUBLIC HEARINGS

2.1 Municipal Code Amendment No. 2026-03 - 2026 Spring Omnibus Update

Presented By: Abdu Lachgar , Community Development Department

RECOMMENDATION:

1. **RECOMMEND that the City Council determine that Municipal Code Amendment (MCA) No. 2025-03, and its adopting ordinance, are exempt** under the California Environmental Quality Act (CEQA), CEQA Guidelines, and Public Resources Code (PRC), pursuant to the common-sense exemption, Section 15061(b)(3) of the CEQA Guidelines; and
2. **ADOPT a Resolution entitled**:

PC RESOLUTION NO. 2026-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE MUNICIPAL CODE AMENDMENT NO. 2026-03 AND ADOPT AN ORDINANCE THAT REVISES VARIOUS ARTICLES WITHIN TITLE 17 (DEVELOPMENT CODE) OF THE WILDOMAR MUNICIPAL CODE KNOWN AS THE 2026 SPRING OMNIBUS DEVELOPMENT CODE UPDATE (MCA 2026-03)

2.2 **Development Code Amendment No. 2026-02 (Metal Shipping Storage Containers) - Public Hearing for PC Resolution 2026-04, recommending an ordinance to amend the Wildomar Municipal Code**
Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:
Staff recommends to continue this item off-calendar.

3. GENERAL BUSINESS
No items scheduled.

FUTURE AGENDA ITEMS

ADJOURN THE MEETING

PARTICIPATION

NOTICE

Planning Commission meetings may be live-streamed, photographed and/or videotaped. Participation at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.

MEETINGS

Regular Planning Commission Meetings are held on the 1st Wednesday of every month at 6:00 P.M. in the City Council Chambers, 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595.

VIEW THE MEETING

1. In Person | City Council Chambers 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595

2. Watch Live: wildomar.gov/129/Agendas-Videos-Watch-Live or stream on YouTube.com/@CityofWildomar

3. Cable TV | Frontier Channel 36 or AT&T Channel 99

PARTICIPATE IN THE MEETING

1. Fill out the speaker card located on the table near the entrance of the chambers.
2. Submit the speaker card to the Deputy Clerk in the basket located at the front of the chambers.
3. When the Deputy Clerk calls your name, please come up to the front podium.

During Public Comment not on the agenda and after each Agenda Item, the Chair will announce Public Comment. Public Comments are limited to (3) minutes or such other time as the Planning Commission may provide. Per the Brown Act, Commissioners are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.

ACCOMMODATIONS

In compliance with the Americans with Disabilities Act, if requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951-677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

REPORTS

All agenda items and reports are available for review at City Hall, 23873 Clinton Keith Road and on the City's website at the following address: http://www.wildomar.gov.

AFFIDAVIT OF POSTING

I, Janet Morales Garcia, City Clerk, do certify that at least 24 hours prior to the meeting, a true and correct copy of this agenda was posted at Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd; and on the City's website at www.wildomar.gov.

Janet Morales Garcia, CMC
City Clerk
Dated: April 20, 2026

CITY OF WILDOMAR
PLANNING COMMISSION - SPECIAL MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: April 22, 2026

SUBJECT: Wildomar Housing Element 2025 Annual Progress Report

SUBMITTED BY: Robert Flores, Community Development Director

PREPARED BY: Robert Flores, Community Development Director

ACTION:
Receive and file the Wildomar Housing Element 2025 Annual Progress Report ("APR")

BACKGROUND:
State law requires local jurisdictions like the City of Wildomar ("City") to prepare a Housing Element as part of their General Plan, pursuant to Government Code ("Gov't Code") Section 65580 – 65589.8. Housing Elements assess the current and future housing needs for local jurisdictions, which are, therefore, required to identify in their Housing Element adequate sites to address their acutely low, extremely low, very low, low, moderate, and above moderate income housing needs, based on their Regional Housing Needs Assessment ("RHNA") allocation. Housing Elements are reviewed and certified by the California Department of Housing and Community Development ("HCD") for compliance with State housing element law.

DISCUSSION:
Amongst other information, the APR provides the following HCD required tables:

- Housing applications received by the City (Table A), including:
  - All discretionary housing applications received and deemed complete or selected ministerial applications where no discretion is necessary (i.e. building permit for by-right use), and
  - The net increase in housing unit(s) by application;
- Completed housing applications (Table A2), including:
  - All completed, or approved, housing entitlements (only one entitlement per project if multiple applications are necessary for approval),
  - All issued housing certificates of completion ("CofO") or similar action, and
  - The net increase in housing units by completed application.
- The City's progress in achieving state-mandated housing development goals (i.e., RHNA) (Table B); and
- The City's progress for implementing housing programs (Table D).

A summary of the 2025 APR is provided as an attachment to this staff report (Attachment A). A complete 2025 APR is provided as Attachment B of this report.

ATTACHMENTS:
Attachment_A_-_2025_APR_Summary.pdf
Attachment_B_-_2025_APR__full_report_.pdf

Jurisdiction	Wildomar	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	130
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		49
Total Units		**193**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	0	49	24
2 to 4 units per structure	0	0	32
5+ units per structure	10	130	269
Accessory Dwelling Unit	0	12	3
Mobile/Manufactured Home	0	2	2
Total	**10**	**193**	**330**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	0	0
Not Indicated as Infill	76	193

Housing Applications Summary	
Total Housing Applications Submitted:	85
Number of Proposed Units in All Applications Received:	562
Total Housing Units Approved:	71
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	**# of**	**Units**
Ministerial	82	161
Discretionary	3	401

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	159
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	31
Sites Rezoned to Accommodate the RHNA	0

Please Start Here

General Information	
Jurisidiction Name	Wildomar
Reporting Calendar Year	2025
Contact Information	
First Name	Robert
Last Name	Flores
Title	Community Development Director
Email	Rflores@wildomar.gov
Phone	9516777751
Mailing Address	
Street Address	23873 Clinton Keith Road
City	Wildomar
Zipcode	92595

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Wildomar
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bo Applica
1					2	3	4					5						6	7	8	9	10	11
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	0	0	74	0	0	0	6	26	456	562	71	0			
	362-302-027	24482 CITRUS HILL RD		BRS-25-0955	ADU	R	3/13/2025										1		1	1		NONE	No	No
	366-300-035	35720 SELLERS RD		BRS-25-0968	ADU	R	8/6/2025										1		1	1		NONE	No	No
	366-453-001	22421 LAKEWOOD DR		BRS-25-0974	ADU	R	9/18/2025										1		1	1		NONE	No	No
	366-362-007	33410 MAPLE TREE LN		BRS-25-0975	ADU	R	10/2/2025										1		1	1		NONE	No	No
	376-201-013	35132 AWA CIR		BRS-25-0979	ADU	R	10/24/2025										1		1	1		NONE	No	No
	366-403-008	33742 VIEW CREST DR		BRS-25-0980	ADU	R	10/29/2025										1		1	1		NONE	No	No
	376-090-003	31953 CASH LN		BRS-25-0982	ADU	R	12/10/2025										1		1	1		NONE	No	No
	367-420-024	22269 SEQUOIA CIR		BRS-25-0910	ADU	R	1/8/2025										1		1	1		NONE	No	No
	370-250-005	34425 MISSION TRL		BRS-25-0929	ADU	R	1/28/2025										1		1	1		NONE	No	No
	367-393-009	34545 ALMOND ST		BRS-25-0956	ADU	R	4/9/2025										1		1	1		NONE	No	No
	376-362-011	23100 BOXWOOD CT		BRS-25-0966	ADU	R	6/24/2025										1		1	1		NONE	No	No
	362-231-005	33276 HOMESTEAD LN		BRS-25-0967	ADU	R	7/16/2025										1		1	1		NONE	No	No
	370-270-045	20438 PALOMAR ST		BRS-25-0976	ADU	R	10/9/2025										1		1	1		NONE	No	No
	368-140-012	33045 VICTORY CIR		BRS-25-0977	ADU	R	10/17/2025										1		1	1		NONE	No	No
	367-431-012	34004 AUTUMN SAGE CT		BMR-25-0727	ADU	R	7/31/2025										1		1	1		NONE	No	No
	367-050-050	21227 CANYON DR.		BMR-25-0729	ADU	R	8/6/2025										1		1	1		NONE	No	No
	367-220-055	22500 CHETLEE LN		BMR-25-0731	ADU	R	8/19/2025										1		1	1		NONE	No	No
	376-090-001	35020 ORANGE ST		BMR-25-0738	ADU	R	12/18/2025										1		1	1		NONE	No	No
	380-550-021	23354 DESERT LILY CT		BRS-25-0911	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-022	23342 DESERT LILY CT		BRS-25-0912	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-023	23330 DESERT LILY CT		BRS-25-0913	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-024	23318 DESERT LILY CT		BRS-25-0914	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-025	23306 DESERT LILY CT		BRS-25-0915	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-026	23294 DESERT LILY CT		BRS-25-0916	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-033	23283 DESERT LILY CT		BRS-25-0917	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-034	23295 DESERT LILY CT		BRS-25-0918	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-035	23307 DESERT LILY CT		BRS-25-0919	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-036	23325 DESERT LILY CT		BRS-25-0920	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-037	23343 DESERT LILY CT		BRS-25-0921	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-038	23355 DESERT LILY CT		BRS-25-0922	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-027	23282 DESERT LILY CT		BRS-25-0923	SFD	O	1/13/2025											1	1	1		NONE	No	No

	380-550-028	23270 DESERT LILY CT		BRS-25-0924	SFD	O	1/13/2025										1	1	1		NONE	No	No
	380-550-029	23258 DESERT LILY CT		BRS-25-0925	SFD	O	1/13/2025										1	1	1		NONE	No	No

Jurisdiction	Wildomar
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (10/15/2021 - 10/15/2029)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculated formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

| Project Identifier | | | | | Unit Types | | Affordability by Household Incomes - Completed Entitlement | | | | | | | | | | | | | | | | | Affordability by Household Incomes - Building Permits | | | | | | | | | | | | | | | | | | | Affordability by Household Incomes - Certificates of Occupancy | | | | | | | | | | | | | | | | | | | Streamlining | Historic Sites | Infill | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions | | Term of Affordability or Deed Restriction | Demolished/Destroyed Units | | | Density Bonus | | | | | | Notes |
|---|---|---

Jurisdiction	Wildomar
Reporting Year	2020 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculated formulas

Jurisdiction	Wildomar
Reporting Year	2020 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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Jurisdiction	Wildomar
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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Jurisdiction	Wildomar	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	798	-	-	-	-	88	130	-	-	-	-	**218**	**580**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	450	-	-	-	-	-	-	-	-	-	-	**-**	**450**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	434	-	-	-	-	-	-	-	-	-	-	**33**	**401**
	Non-Deed Restricted		1	4	-	10	4	14	-	-	-	-		
Above Moderate		1,033	2	19	94	503	165	49	-	-	-	-	**832**	**201**
Total RHNA		**2,715**												
Total Units			**3**	**23**	**94**	**513**	**257**	**193**	**-**	**-**	**-**	**-**	**1,083**	**1,632**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
    - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Wildomar	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Wildomar	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
PROGRAM H-1.1: Updated Available Sites Inventory	The City will monitor the Available Sites Inventory annually as projects are processed through the Planning Department to ensure sufficient capacity is maintained to accommodate the City's remaining RHNA numbers.	Update the Available Sites Inventory on an annual basis	6th Cycle	Continuous	As part of the General Plan update and preparation of the Wildomar Development Code (both adopted on December 9, 2024), the City did a complete review of all vacant and underutilized properties. The City continues to maintain sufficient sites to meet the RHNA.	Units	2715	2024 General Plan and 2025 Development Code (Title 17 of the Wildomar Municipal Code, including the City's Zoning Map.

PROGRAM H-1.2: Large Sites.	The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements, specific plans, and other mechanisms. To facilitate the development of affordable housing on parcels (that can accommodate 50 to 150 units), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report. The City will offer the following incentives for the development of affordable housing on large sites, which may include, but is not limited to: Streamlining and expediting the approval process for land division for projects that include affordable housing units, Ministerial review of lot line adjustments, Deferral of fees related to the subdivision for projects affordable to lower-income households, and â€¢ Providing technical assistance to acquire funding.	Develop incentive program by April 2022 and provide incentives as projects are submitted.	6th Cycle	Continuous	Two density bonus projects are in process on large sites designed for lower densities, allowing for additional units and provide for affordable housing. One of the project is unique in that they are proposing to retrict the the affordability of the attached ADUs to comply with state/local Density Bonus Law.	Units	146	PLN25-0048 PLN25-0085

PROGRAM H-1.3: Mixed-Use Development	To promote mixed-use development, the City will provide regulatory and financial incentives to increase the probability that residences will be constructed on mixed-use sites. The City will offer the following regulatory and financial incentives, including, but not limited to, financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements, such as reduced parking standards for seniors and special needs housing on a case-by-case basis.	Concurrent with the Housing Element update and will continue to review and rezone as needed by October 2023.	6th Cycle	Continuous	This City is processesing a mixed-use specific plan on approximately 170 acres that will include 1800 dwelling units at differnt densities. Additionally, the City released an RFP in December of 2025 to hire a consultant to commence with a city-initiated MU specific plan in an area known as the "Old Town" of Wildomar, which is planned to include housing and nonresidential walkable and active neighborhoods. Finally, the City has received many inquiquiries for development on several MU properties and remains supportive of these types of development	Units	1855	PL24-0048
Program H-1.4: Zoning Consistency.	The City will review and rezone sites assumed to meet the moderate and above moderate RHNA (Table HNA-24) to ensure zoning and general plan designations are compatible.	Concurrent with the Housing Element update and will continue to review and rezone as needed by October 2023.	6th Cycle	Completed	The City updated it's General Plan land use designations and zoning map to implement the site inventory listed in the Housing Element.	Units	3804	General Plan Update adopted November 2024. Municipal Code and zoning map update adopted January 2025.
PROGRAM H-2.1: Strategic Planning Opportunities.	Use the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high-density areas. The City will identify the sites with GIS and do a visual assessment to confirm their current use.	Identify vacant or underutilized commercial land by June 2022, update annually thereafter.	6th Cycle	Completed	As a part of the General Plan update and preparation of the Wildomar Development Code (both adopted on December 9, 2024), the City did a complete review of all vacant and underutilized properties, which included commercial properties available for infill construction or adaptive reuse in high-density areas.	Units	457	Ordinance No.247&248

PROGRAM H-3.1: Multifamily Development.	To assist in the development of affordable housing, the City will continue to offer density bonuses (consistent with State Law) as well as assist interested developers to apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for extremely low-, very low-, and low-income dwelling units (these actions identified are not limited to density bonuses).	Publish informational materials on density bonuses to be distributed to developers annually and posted on the City's website. Allow density bonuses on an ongoing basis as eligible projects are proposed.	6th Cycle	Continuous	Two density bonus projects are in process on large sites designed for lower densities, allowing for additional units and provide for affordable housing. One of the project is unique in that they are proposing to retrict the the affordability of the attached ADUs to comply with state/local Density Bonus Law.	Units	146	PLN25-0048 PLN25-0085
PROGRAM H-3.2: Assistance with Affordable Projects	To assist with the development of affordable housing, when funding is available, the City shall: â€¢ Offer assistance with land acquisition and off-site infrastructure improvements, â€¢ Provide assistance with securing federal or state housing financing resources for affordable housing projects, and â€¢ As funding is available, provide financial support for production and subsidization of low- and moderate-income housing, including housing for persons with special needs and developmental disabilities, with affordability requirements. Additionally, the City will publish and make available, to developers, housing development agencies, and City residents, the City's Housing Element and updates and annual reports to ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and available funding. The purpose of these actions will be to increase the supply of affordable housing both in areas with lower-median incomes and concentrated poverty to reduce displacement risk due to	Meet with developers and non-profits annually to discuss affordable housing opportunities and assist with recommendation letters, regulatory assistance, or other appropriate actions as projects are processed through the Planning Department. Make the Housing Element and associated information available to developers within two months of adoption.	6th Cycle	Continuous	The City continues to expediate all projects that come forward and is considering offering fee assistance or grants money to help pay for infrastructure for developers and non-profits. The Housing Element is available on the City's publicly available website.	Households	84	Affordable housing projects previously approved: Tres Lagos (under constructions) Bell Ranch / Wildomar Cottages (under construction) Project Touch (approved 2025, units shown in 2025 APR - this row - reflect this project only).

PROGRAM H-3.2: Assistance with Affordable Projects	Additionally, the City will publish and make available, to developers, housing development agencies, and City residents, the City's Housing Element and updates and annual reports to ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and available funding. The purpose of these actions will be to increase the supply of affordable housing both in areas with lower-median incomes and concentrated poverty to reduce displacement risk due to cost and in high resource areas to promote housing mobility opportunities.	Make the Housing Element and associated information available to developers within two months of adoption.	6th Cycle	Completed	The 2021 – 2029 Housing Element is posted on the City's website: Additionally, the APR is posted online in the agenda packet for City Council approval each year before the April 1 due date.	Other	0	https://wildomar.gov/DocumentCenter/View/400/2021-to-2029-Housing-Element-Adopted-October-13-2021-PDF
Program H-4.1: Expand Housing Opportunities	Work with local nonprofits and public and private sponsors to expand housing opportunities for lower-income households and special needs persons to reduce displacement risk for these residents due to overpayment and overcome a shortage of accessible housing and possible overcrowding by increasing housing mobility options. To encourage developers to provide affordable homeownership opportunities, the City will offer incentives, which may include, but are not limited to, fee waivers or deferrals, expedited permit processing, and/or reduced parking requirements based on the bedroom mix of the project. Additionally, the City will offer similar incentives for the construction of new rental housing for special needs groups, including persons with physical and developmental disabilities.	Apply for HOME funds annually, meet with developers annually to discuss the creation of low income ownership units. Provide information on incentives for rental units to interested developers annually.	6th Cycle	Continuous	On November 13, 2024, the City approved the issuance of bonds by the California Municipal Finance Authority (CMFA) for the Wildomar Cottages project, which is being developed by Wildomar Family Housing LP. Wildomar Cottages will be affordable to lower income households and will provide housing for special needs populations. Resolution No. 2024-72	Units	128	https://cityofwildomar.granicus.com/MinutesViewer.php?view_id=1&clip_id=1146&doc_id=bd43a8ac-b374-11ef-ab4b-005056a89546
PROGRAM H-5.1: Annual Review of the Housing Element.	The City will review the Housing Element on an annual basis to determine the effectiveness of the Housing Element in achieving goals and objectives. The City will provide annual reports to the Planning Commission and City Council as to the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and California's Office of Planning and Research (OPR) as required by state law.	Annually, complete by April 1 of each year (starting in April 2022)	6th Cycle	Continuous	The City provides the Housing Element Annual Progress Reports to the Planning Commission and City Council by April 1 each year to report on the effectiveness of the Housing Element.	Other	0	This 2025 report.

			6th Cycle	Continuous	Process improvements for entitlements and permitting is underway, especially for AB130/SB131 processing. Additionally, the City has initiated an effort to solicit and implement a new permit tracking system that will streamline application processing.	Other	0	Underway
PROGRAM H-6.1: Development Review and Processing Procedures	The City will continually seek to improve its development review/processing procedures to minimize, to the extent possible, the time required for review of development projects. This reduction in time will reduce the cost to developers and may increase the housing production in the city.	Annually review processing procedures and amend as needed.						
PROGRAM H-6.2: Building Code.	As new uniform building codes are adopted by the State of California, the City will review its building codes for current compliance and adopt the necessary revisions to further local development objectives.	Review and update the City's building codes as new codes are adopted by the State of California.	6th Cycle	Continuous	On November 12, 2025, the City adopted the 2025 building standards code, and considered AB 130/SB131.	Other	0	Ordinance No. 257: https://granicus_production_attachments.s3.amazonaws.com/cityofwildomar/da30882cc1912f622580c9e83cd535220.pdf
PROGRAM H-7.1: Incentives for Development of Housing	The City will offer fast track/priority processing, density bonuses, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups, including persons with physical and developmental disabilities. The intent of these incentives is to increase the supply of affordable housing in areas with lower median incomes to reduce displacement risk for these residents and in high resource areas to promote housing mobility through affordable housing near areas of opportunity.	Develop materials to market these incentives by December 2021, distribute annually to developers and post on the City's website.	6th Cycle	Not Yet Started	State driven incentives and tools are supported by the City on an ongoing basis.	Other	0	N/A
PROGRAM H-8.1: Density Bonus	To comply with California Government Code Section 65915, as revised, the City of Wildomar will amend its Wildomar Municipal Code to be consistent with state density bonus law.	Amend Wildomar Municipal Code by December 2022.	6th Cycle	Completed	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted code complies with the most recent State Density Bonus.	Other	0	Ordinances No. 247

PROGRAM H-9.1: Accessory Dwelling Units	The City will amend the Wildomar Municipal Code to clarify that Accessory Dwelling Units (ADU) are permitted in all zones that permit single-family or multi-family uses, in accordance with California Government Code Section 65852.2. The City will promote ADU development by providing guidance and educational materials on the City's website and will promote these materials in high resource areas and areas dominated by low-density residential development to encourage affordable housing in areas of high opportunity to reduce displacement risk and improve access to opportunity and services. Information will include the advantages of building ADU's, including permitting procedures and construction resources. The City will also work with City Council to identify possible incentives for the development of ADU's.	Amend Wildomar Municipal Code by June 2022.	6th Cycle	Completed	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted code complies with the most recent State ADU law. The City is also in the process of updating its ADU regulations to comply with recent state bills/statutes.	Other	0	Ordinance No. 247
PROGRAM H-10.1: Priority for Affordable Projects	Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups, including persons with physical and developmental disabilities, large families, extremely low-income households, farmworker housing, and homeless.	As projects are approved through the Planning Department	6th Cycle	Continuous	On March 19, 2024, the City provided priority permit processing for Tres Lagos Affordable Housing for Phase 1, 88 affordable units. Tres Lagos Apartments is a three-phase affordable apartment community that will consist of 225 affordable units, including units for special needs and behavior health needs.	Other	225	PLN21-0006

PROGRAM H-11.1: Extremely Low-Income Households.	California Government Code Section 65583(a) requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and single-room occupancy units. Housing for extremely low-income households will provide affordable housing for persons at risk of homelessness to minimize displacement risk. The City encourages the development of housing for extremely low-income households through a variety of activities, such as performing outreach to housing developers on at least an annual basis, providing financial (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.	Reach out to housing developers annually and as projects are processed through the Planning Department.	6th Cycle	Continuous	On March 19, 2024, the City provided priority permit processing for Tres Lagos Affordable Housing for Phase 1, 88 affordable units. Tres Lagos Apartments is a three-phase affordable apartment community that will consist of 225 affordable units. The City continues to consult with affordable housing developers and process applications for affordable housing as they come in, including three active affordable housing projects under construction and two entilement applications in process for the 2025 year.	Units	583	Projects: Tres Lagos Bell Ranch / Wildomar Cottages Project Touch Melia Homes Como Project
PROGRAM H-11.2: Residential Care Facilities	The City will explore amending provisions in the Wildomar Municipal Code to allow State-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone or otherwise amending the Wildomar Municipal Code to make it easier to locate a State-licensed residential care facility for seven or more persons in the City. Residential care facilities would still be subject to state licensing. Increasing the areas in which large residential care facilities are allowed would assist in creating housing for special needs groups near services; the City will encourage developers to site residential care facilities near high resource areas to improve access to services for this population and to reduce displacement risk for these residents by increasing the supply of suitable housing options in the city.	Identify if barriers exist to development of residential care facilities for seven or more persons by December 2021 and amend the Wildomar Municipal Code by July 2022 if needed.	6th Cycle	Completed	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted code addressing residential care facilities.	Other	0	Ordinance No. 247

PROGRAM H-11.3: Persons with Developmental Disabilities	The City will work with the Inland Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure, posting information about services on the City's website, and/or providing housing-related training for individuals/families through workshops.	The City will continue its current outreach program with a nonprofit homeless provider and will meet bi-annually. The city will work with the Inland Regional Center to discuss opportunities for persons with developmental disabilities.	6th Cycle	Continuous	The City has not worked with the Inland Regional Center to implement an outreach program, but anticipates initiating contact by Fall 2026 or Winter 2027.	Meetings	0	N/A
PROGRAM H-11.4: Farmworker Housing.	The City will amend the Wildomar Municipal Code to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. The amendment will also treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The City will also remove the Farm Labor Camp, Migrant Agricultural Workers Mobile Home Park, and Agricultural Mobile Home uses from the Wildomar Municipal Code as employee/farmworker housing will replace the Farm Labor Camp and mobile homes and mobile home parks for farmworkers are treated the same as any other mobile home or mobile home park in the City.	Amend the Wildomar Municipal Code by June 2022.	6th Cycle	Completed	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted code complies with Health and Safety Code Sections 17021.5 and 17021.6.	Other	0	Ordinance No. 247
PROGRAM H-12.1: Regional Homeless Issues.	The City of Wildomar participates in a regional partnership with the Western Riverside Council of Governments and four other southwest cities in Riverside County to address homelessness in the region. The City will continue to participate and engage in this process to identify actions Wildomar can take to address the homelessness issue.	Meet quarterly with members of the regional homeless partnership.	6th Cycle	Continuous	The City continues to meet quarterly with WRCOG and SCAG to apply for funding. Most recently, in 2024, the City attended a meeting with WRCOG and four other southwestern cities to discuss the prohousing designation and address homelessness regionally.	Meetings	0	N/A

PROGRAM H-13.1: Homeless Housing	The City will amend the Wildomar Municipal Code to allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per California Government Code Section 65662, to improve access to services for persons experiencing, or at risk of, homelessness. The City will also allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii)). The City will work with developers to identify potential sites for emergency shelters and low barrier navigation centers in high resource areas to improve access to services and mobility for persons experiencing homelessness.	Amend the Wildomar Municipal Code by January 2022.	6th Cycle	Completed	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted allows low-barrier navigation centers by right in zones that allow for mixed-use and nonresidential zones allowing multifamily. The code also complies with Government Code Section 65583(a)(4)(A)(ii)) related to parking standards for emergency shelters. The City continues to work with developers to identify potential sites for emergency shelters and low-barrier navigation centers in high resources areas.	Other	0	Ordinance No. 247
PROGRAM H-14.1: Rehabilitation Program.	The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME, CalHome, and CDBG, as well as promote Section 504 Home Repair Program loans and grants to provide housing rehabilitation loans and weatherization services for lower-income households and will work with the County to obtain available redevelopment agency funds to be used, as available, for place-based revitalization in areas with concentrated poverty or rehabilitation need. Targeted efforts to improve housing conditions in areas of need will assist in reducing displacement risk for these residents by improving living conditions and enabling them to stay in their home and community.	Starting in 2021, annually apply for funding as Notices of Funding Availability are released; meet with the County annually to assess availability of redevelopment agency funds.	6th Cycle	Continuous	The City has not applied for funding to create a housing rehabilitation program but as staff capacity is available will seek grant opportunities for a rehabilitation program. However, the City continues to work with Riverside County on affordable housing funding, including for three grant-funded projects currently under construction.	Meetings	438	Projects: Tres Lagos Bell Ranch / Wildomar Cottages Project Touch

PROGRAM H-15.1: Code Enforcement.	The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Department staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based. The City will also develop an enforcement program to prevent displacement or mitigate through funding for rehabilitation assistance (Program H-15.1) and assistance with relocation costs for lower-income households.	Develop a program to reduce displacement risk as a result of code enforcement within one year of Housing Element adoption; conduct code enforcement on an ongoing basis.	6th Cycle	Not Yet Started	The City does not have a separate housing division and therefore relies on the County's rehabilitation program. The City provides information regarding the housing rehabilitation program at City Hall. The City had 1,071 code violations in 2024.	Other	0	N/A
Program H-15.1: Code Enforcement.	The City will also develop an enforcement program to prevent displacement or mitigate through funding for rehabilitation assistance (Program H-15.1) and assistance with relocation costs for lower-income households.	Develop a program to reduce displacement risk as a result of code enforcement within one year of Housing Element adoption; conduct code enforcement on an ongoing basis.	6th Cycle	Not Yet Started	The City utilizes the County's rehabilitation program as a way to reduce displacement and mitigate impacts on lower-income households.	Other	0	N/A
PROGRAM H-16.1: Preservation of At-Risk Housing Units	State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per California law. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City shall contact the Fair Housing Council of Riverside County to assist renters.	Annually monitor units at risk of converting. Coordinate noticing as required per California law.	6th Cycle	Continuous	The City does not have any units at-risk of converting to market rate. The one affordable housing project funded with LIHTC, Wildomar Senior Leisure Living, does not expire until 2053.	Other	0	N/A

PROGRAM H-17.1: Fair Housing	Assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County. Promote the availability of this service and other fair housing information on the City's website. Meet annually with fair housing service providers and enforcement organizations. invite fair housing service providers to present annually at Planning Commission and City Council hearings, hold a resource fair for residents, hold a meeting to establish connections between fair housing providers and other community service providers and property managers and landlords. Meet with developers within one year of Housing Element adoption to identify mechanisms to encourage construction of housing units with three or more bedrooms. Review and revise development standards and processes within two years of meeting with developers. Ensure that public outreach is accessible to all people. Conduct targeted outreach to underrepresented groups by recruiting them to participate in the public outreach process. Provide biannual training for landlords on fair housing responsibilities.	Refer to each strategy in the AFFH program for specific timeframes	6th Cycle	Continuous	The City did not receive any direct complaints on fair housing issues but is working to post fair housing resources on the City's website by summer 2026. Under HUD Housing Choice Voucher Program (HCVP), Tres Lago Housing will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. On March 19, 2024, the City also permitted Tres Lagos Affordable Housing for Phase 1, 88 units. Tres Lagos Apartments is a three-phase affordable apartment community that will consist of 225 units. Translation services are readily available for public outreach. As part of the adoption of Envision Wildomar 2050,	Other	0	N/A
PROGRAM H-18.1: Mortgage Credit Certificate Program	Refer eligible residents to the Riverside County Mortgage Credit Certificate Program for assistance. Promote the availability of this program by posting it on the City's website and in City buildings as well as by providing materials with information on this and other programs to provide to affordable housing providers to distribute to lower-income households that they work with.	Develop informational materials to distribute and post on the City's website by October 2021.	6th Cycle	Continuous	As contacted, the City continues to refer interested residents to the County's Mortgage Credit Certificate Program.	Persons	0	N/A
PROGRAM H-18.2: First-Time Homebuyer Program.	Consider the implementation of a First-Time Homebuyer Program to provide down-payment and closing-cost assistance to low-income first-time homebuyers. In order to reduce displacement risk of prospective first-time homebuyers being priced out of the community, the City will promote the availability of this program in areas with concentrations of renters, particularly low-income renters.	Consider applying for funding annually to establish a program	6th Cycle	Continuous	The City continues to direct interested residents to the County's First-Time Home Buyer program.	Persons	0	N/A

PROGRAM H-19.1: Acquisition/Rehabilitation.	The City will meet with public and/or private sponsors to discuss creating a partnership for the acquisition/rehabilitation of existing multifamily units to be converted to senior housing and housing for persons with disabilities, with a portion of the units required to be reserved for households with lower incomes to increase the supply of units for these populations and thus reduce displacement that may occur due to a shortage of suitable housing.	Meet with sponsors within one year of Housing Element adoption to assess interest in creating a partnership	6th Cycle	Completed	The City does not have any units at-risk of converting to market rate. The one affordable housing project funded with LIHTC, Wildomar Senior Leisure Living, does not expire until 2053.	Units	0	N/A
PROGRAM H-20.1: Promote Energy Conservation.	The City will promote energy efficiency in existing housing and new development by: - Annually reviewing local building codes to ensure consistency with State-mandated green buildings standards. - Partnering with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs, such as the residential Multifamily Energy Efficiency Rebate program and the heating and cooling rebate program, available to SCE and SoCalGas residential customers. - Encouraging developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction. - Promote the Low-Income Home Energy Assistance Program (LIHEAP) to assist low-income residents with one-time energy bill payments and home weatherization services for improved energy efficiency and health and safety. - Promote California's Low-Income Weatherization Program which provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents.	Make information available on the City's website and in public places, such as the library and City Hall, by January 2022.	6th Cycle	In Progress	On November 12, 2025, the City adopted the 2025 building standards code, and considered AB 130/SB131 and includes energy efficiency requirements and complies with the green building standards. The City is in the process of partnering with agencies and purveyors to publishing information on energy conservation programs on the website by summer 2026.	Other	0	Ordinance No. 257: https://granicus_production_attachments.s3.amazonaws.com/cityofwildomar/da30882cc1912f622580c9e83cd535220.pdf

Jurisdiction	Wildomar
Reporting Period	2025 (Jan. 1 - Dec. 31)
Planning	6th Cycle 10/15/2021 - 10/15/2029

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Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Wildomar	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Wildomar	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Wildomar	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	10/15/2021 - 10/15/2029

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Wildomar	**NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Wildomar	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:

Cells in gre

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of S

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**
Summary Row: Start Data Entry Below												

Jurisdiction	Wildomar	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	N/A
Notes	N/A

Jurisdiction	Wildomar	**NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L

Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							

Jurisdiction	Wildomar	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	10
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**10**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	130
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		49
Total Units		**193**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	5
Above Moderate		325
Total Units		**330**

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Wildomar	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	130
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		49
Total Units		**193**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	0	49	24
2 to 4 units per structure	0	0	32
5+ units per structure	10	130	269
Accessory Dwelling Unit	0	12	3
Mobile/Manufactured Home	0	2	2
Total	**10**	**193**	**330**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	0	0
Not Indicated as Infill	76	193

Housing Applications Summary	
Total Housing Applications Submitted:	85
Number of Proposed Units in All Applications Received:	562
Total Housing Units Approved:	71
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	82	161
Discretionary	3	401

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	159
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	31
Sites Rezoned to Accommodate the RHNA	0

SUBJECT: Municipal Code Amendment No. 2026-03 - 2026 Spring Omnibus Update

SUBMITTED BY: Robert Flores

PREPARED BY: Robert Flores

ACTION:

1. **RECOMMEND that the City Council determine that Municipal Code Amendment (MCA) No. 2025-03, and its adopting ordinance, are exempt** under the California Environmental Quality Act (CEQA), CEQA Guidelines, and Public Resources Code (PRC), pursuant to the common-sense exemption, Section 15061(b)(3) of the CEQA Guidelines; and
2. **ADOPT a Resolution entitled**:

PC RESOLUTION NO. 2026-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE MUNICIPAL CODE AMENDMENT NO. 2026-03 AND ADOPT AN ORDINANCE THAT REVISES VARIOUS ARTICLES WITHIN TITLE 17 (DEVELOPMENT CODE) OF THE WILDOMAR MUNICIPAL CODE KNOWN AS THE 2026 SPRING OMNIBUS DEVELOPMENT CODE UPDATE (MCA 2026-03)

PROJECT DESCRIPTION:

Title 17 of the Wildomar Municipal Code houses the City of Wildomar ("City") Development Code that includes zoning provisions. Title 17, then known as the “Zoning Code,” was established upon incorporation of the City in 2008 with the adoption of Riverside County codes/ordinances. Recently, the City adopted a comprehensive update to the past Zoning Code, creating the current Development Code on January 15, 2026.

The City recently commenced bi-annual updates for the Development Code and Subdivision Ordinance (Title 16), known as Omnibus Updates that will allow for continual maintenance and accuracy of these Titles to allow for effective and efficient implementation. Specifically, these bi-annual code updates ensure internal consistency and accurate codes by make necessary surgical changes to the code to properly implement the Wildomar General Plan, particularly the Land Use Element, and facilitate processing of applications for development, business, and uses.

PROJECT ANALYSIS:

Consideration of amendments to the Title 17 (Development Code) of Wildomar Municipal

Code as part of the first bi-annual Omnibus Code Update of 2026, known as the “2026 Spring Omnibus Update”. The purpose of this update is to improve new and existing entitlement processes, comply with state law, particularly Accessory Dwelling Unit or ADU law, adjust development standards or requirements to improve consistency, remove unnecessary provisions, and globally improve consistency and accuracy.

Since adoption of the Development Code in January 2025, city staff have implemented the code and found several items that need updates or revisions or has identified ways to make the process more efficient and appropriate.

Municipal Code Amendment 2026-03 (2026 Spring Omnibus) Summary: In addition to global corrections and revisions, the proposed Municipal Code amendment includes various revisions and additions, including, but not limited to:

- Entitlement and related changes:
  - Addition of a new Minor Use Permit to the code, creating a new administrative entitlement process to regulate special use categories, such as tobacco shops, store front uses, etc.; and related updates to use tables to identify appropriate entitlement requirements.
  - Modifies the Major and Minor Development Review permit process to clearly define the scope and process for these entitlements.
  - Streamline the entitlement process by making extensions of time administrative and modifying the General Plan Amendment process.
  - Updating the Temporary Use Permit process to align with City goals.
- Update development standards and provisions for fences, signs, etc.
- Revise provisions related to accessory dwelling units to comply with recent changes in state law.

When brought before the City Council for consideration, these proposed changes will be joined together with other related Municipal Code updates to Titles 3 and 5 relating to fees and special business requirements.

ENVIRONMENTAL ANALYSIS:

CEQA Determination/Finding:

In accordance with the requirements of the California Environmental Quality Act (“CEQA”), Public Resources Code § 21000, et seq., and the CEQA Guidelines, Section § 15000, et seq., City staff recommends that the Planning Commission recommend that the City Council find and determine that Municipal Code Amendment No. 2026-03, and its supporting adopting ordinance, is exempt from further environmental review, based on the common sense exemption, CEQA Guideline Section 15061(b)(3), in that the amendments involve general policy and procedure making and it can be seen with certainty that there is no possibility that this code amendment and ordinance adoption may have a significant effect on the environment. Therefore, the additions and revisions proposed can be seen with certainty that they will not cause any significant impact on the environment.

PUBLIC NOTICE:

The proposed Municipal Code Amendment (MCA 2026-03) is citywide. Consistent with the applicable Wildomar Municipal Code provisions and exceeding applicable state law provisions, a public notice was published in the Press Enterprise Newspaper, a local newspaper of general circulation, at least 20 days prior to the public hearing. Since this code

amendment is not associated with any specific development project, the provisions of Ordinance 135 requiring public hearing site posting do not apply. As of the preparation of this Staff Report, no public comment has been received regarding the proposed amendment provisions, a public notice was published in the Press Enterprise Newspaper, a local newspaper of general circulation, at least 20 days prior to the public hearing. Since this code amendment is not associated with any specific development project, the provisions of Ordinance 135 requiring public hearing site posting do not apply. As of the preparation of this Staff Report, no public comment has been received regarding the proposed amendment.

ATTACHMENTS:

Attach A - PC Resolution 2026-055# (26 Spring Omnibus) FINAL.docx
Exhibit 1 - 17 - Development Code - FINAL DRAFT.pdf

PC RESOLUTION NO. 2026-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE MUNICIPAL CODE AMENDMENT NO. 2026-03 AND ADOPT AN ORDINANCE THAT REVISES VARIOUS ARTICLES WITHIN TITLE 17 (DEVELOPMENT CODE) OF THE WILDOMAR MUNICIPAL CODE KNOWN AS THE 2026 SPRING OMNIBUS DEVELOPMENT CODE UPDATE (MCA 2026-03)

WHEREAS, in accordance with Chapter 17.145 of the Wildomar Municipal Code, the Planning Commission has the authority to review Municipal Code Amendment No. 2026-03 and make a recommendation to the City Council; and

WHEREAS, in accordance with Chapter 17.125 of the Wildomar Municipal Code, the Planning Division, on April 2, 2026, published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the public of the April 22, 2026 Planning Commission hearing where the Commission would consider Municipal Code Amendment No. 2026-03; and

WHEREAS, in accordance with the Wildomar Municipal Code, the Planning Commission conducted the duly noticed public hearing on April 22, 2026 at which time interested persons had an opportunity to testify and state a position on Municipal Code Amendment No. 2026-03, and at which time the Planning Commission made a recommendation to the City Council regarding said code amendment after receiving public testimony.

NOW THEREFORE, the Planning Commission of the City of Wildomar, California does hereby resolve, determine and order as follows:

SECTION 1. ENVIRONMENTAL DETERMINATION.

In accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code § 21000, et seq., and the CEQA Guidelines, Section § 15000, et seq., the Planning Commission recommends that the City Council find and determine that Municipal Code Amendment No. 2026-03, and its supporting adopting ordinance, is exempt from further environmental review, based on the common sense exemption, CEQA Guideline Section 15061(b)(3), in that the amendments involve general policy and procedure making and it can be seen with certainty that there is no possibility that this code amendment and ordinance adoption may have a significant effect on the environment. Therefore, the additions and revisions proposed can be seen with certainty that they will not cause any significant impact on the environment.

SECTION 2. REQUIRED DEVELOPMENT CODE AMENDMENT FINDING.

In accordance with the provisions of Chapter 17.145 of the Development Code, the Planning Commission hereby makes the following finding in support of a recommendation to the City Council for approval of Municipal Code Amendment No. 2026-03, and adoption of its supporting ordinance.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

Evidence: The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will facilitate the use of the Development Code to implement the General Plan goals and policy. This amendment is intended to be surgical changes to the Development Code to create internal consistency with the Municipal Code, internal consistency within the Development Code, and better align with the vision of the General Plan, particularly the Land Use Element.

SECTION 3. PLANNING COMMISSION ACTION.

Based on the foregoing, and on substantial evidence in the whole of the record, the Planning Commission hereby adopts PC Resolution No. 2026-05, recommending that the City Council approve Municipal Code Amendment No. 2026-03 and adopt its supporting Ordinance, which is attached hereto and incorporated herein by this reference as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 22nd of April, 2026 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Nolan King
Planning Commission Chair

ATTEST:

_____
Robert Flores
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____

Assistant City Attorney

EXHIBIT 1

Draft Council Ordinance for MCA 2026-03

Title 17

DEVELOPMENT CODE

Article I
General Provisions

Chapter 17.05
PURPOSE AND APPLICABILITY

§ 17.05.010. Title.
§ 17.05.020. Purpose and intent.
§ 17.05.030. Scope of regulations.
§ 17.05.040. Conflicting regulations.
§ 17.05.050. City to be held harmless.

Chapter 17.10
PLANNING AGENCY

§ 17.10.010. Title.
§ 17.10.020. City Council.
§ 17.10.030. Planning Commission.
§ 17.10.040. Planning Department.

Chapter 17.15
INTERPRETATION

§ 17.15.010. Purpose.
§ 17.15.020. Rules of interpretation.

Chapter 17.16
LEGAL NONCONFORMING STRUCTURES AND USES

§ 17.16.010. Applicability and purpose.
§ 17.16.020. Generally.
§ 17.16.030. Continuation, transfer or sale.
§ 17.16.040. Verification of nonconforming structure or use.
§ 17.16.050. Continuation of nonconforming structures or uses.
§ 17.16.060. Expansion of nonconforming structures or use.
§ 17.16.070. Changes to a conforming use.
§ 17.16.080. Discontinuance of nonconforming use.
§ 17.16.090. Exceptions.
§ 17.16.100. Minimum age requirement—Exception.
§ 17.16.110. Nonconforming designation restricted.
§ 17.16.120. Illegally existing nonconforming uses, lots, and structures.

Article II
Zoning Districts and Allowable Land Uses

Chapter 17.25
ESTABLISHMENT OF ZONES

§ 17.25.010. Purpose.
§ 17.25.020. List of zones.
§ 17.25.030. List of overlay zones.
§ 17.25.040. Zoning map established.
§ 17.25.050. Zone classification and overlay zone boundaries.
§ 17.25.060. Uses allowed in zone classifications.
§ 17.25.070. Commercial cannabis activities and noncommercial cannabis cultivation.
§ 17.25.080. Industrial hemp cultivation.

Chapter 17.30
AGRICULTURE AND RURAL RESIDENTIAL ZONES

§ 17.30.010. Purpose.

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§ 17.30.020. Allowed uses and approval requirements.
§ 17.30.030. Development standards.

Chapter 17.35
RESIDENTIAL ZONES

§ 17.35.010. Purpose.
§ 17.35.020. Allowed uses and approval requirements.
§ 17.35.030. Development standards.

Chapter 17.36
COMMERCIAL AND MIXED-USE ZONES

§ 17.36.010. Purpose.
§ 17.36.020. Allowed uses and approval requirements.
§ 17.36.030. Development standards—Commercial.
§ 17.36.040. Development standards—Mixed use.

Chapter 17.45
MANUFACTURING/INDUSTRIAL AND MEDICAL CENTER ZONES

§ 17.45.010. Purpose.
§ 17.45.020. Allowed uses and approval requirements.
§ 17.45.030. Development standards.

Chapter 17.50
PUBLIC FACILITIES ZONE

§ 17.50.010. Purpose.
§ 17.50.020. Allowed uses and approval requirements.
§ 17.50.030. Development standards.

Chapter 17.55
OPEN SPACE ZONE

§ 17.55.010. Purpose.
§ 17.55.020. Allowed uses and approval requirements.
§ 17.55.030. Development standards.

Chapter 17.59
OVERLAY ZONES

§ 17.59.010. Purpose.
§ 17.59.020. (Reserved)
§ 17.59.030. Zone applicability.
§ 17.59.040. Historic and Downtown District.

Article III
~~Land Use Permits~~Entitlements and Procedures

Chapter 17.60
GENERAL PLAN AND SPECIFIC PLANS

§ 17.60.010. Adoption or amendment of the General Plan.
§ 17.60.020. General Plan amendments.
§ 17.60.030. Findings.
§ 17.60.040. Specific plans.
§ 17.60.050. Applications for specific plans.
§ 17.60.060. Public hearings, General Plan amendments and specific plans.
§ 17.60.070. Reports on conformity with the General Plan.

Chapter 17.65
PLANNED RESIDENTIAL DEVELOPMENTS

§ 17.65.010. Standards for planned residential developments.
§ 17.65.020. General requirements for all PRDs.
§ 17.65.030. Mandatory PRD contents.
§ 17.65.040. Standards applicable to all PRDs.
§ 17.65.050. Special requirements for age-restricted PRDs.

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Chapter 17.70
VARIANCE

§ 17.70.010. Purpose.
§ 17.70.020. Procedures.
§ 17.70.030. Required findings.
§ 17.70.040. Conditions of approval.

Chapter 17.75
DEVELOPMENT AGREEMENT

§ 17.75.010. Purpose.
§ 17.75.020. Applicability.
§ 17.75.030. Alterations.
§ 17.75.040. Findings for approval.
§ 17.75.050. Notice of decision.
§ 17.75.060. Effective date.
§ 17.75.070. Required content.
§ 17.75.080. Execution and recordation.
§ 17.75.090. Periodic review—Violation of agreement.

Chapter 17.76
MINOR AND CONDITIONAL USE PERMITS

§ 17.76.010. Purpose.
§ 17.76.020. Applicability.
§ 17.76.030. Application.
§ 17.76.040. Public notice and hearing.
§ 17.76.050. ~~Required use permit~~ Findings for decision.
§ 17.76.060. Conditions of approval.
§17.76.070 Periodic Review.
§ 17.76.080. Permit to run with land.
§ 17.76.090. Existing conditional use.

Chapter 17.85
DEVELOPMENT REVIEW~~, MAJOR~~

§ 17.85.010. Purpose.
§ 17.85.020. ~~Major d~~Development review.

Chapter 17.90
REASONABLE ACCOMMODATIONS

§ 17.95.010. Purpose.
§ 17.95.020. Applicability.
§ 17.95.030. Procedure.
§ 17.95.040. Review authority.
§ 17.95.050. Review.
§ 17.95.060. Approval findings.
§ 17.95.070. Conditions of approval.

Chapter 17.96
SIMILAR USE DETERMINATION

§ 17.96.010. Purpose.
§ 17.96.020. Applicability.
§ 17.96.030. Application and required fees.
§ 17.96.040. Findings for approval.
§ 17.96.050. Notice of decision.
§ 17.96.060. Effective date.

DEVELOPMENT REVIEW, MINOR

§ 17.90.010. Purpose.
§ 17.90.020. Minor development review.

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TEMPORARY USE AND TEMPORARY EVENTS PERMITS

§ 17.105.010. Purpose.
§ 17.105.020. Permit required.
§ 17.105.030. Temporary use regulations.
§ 17.105.040. Temporary event regulations.

Chapter 17.110

PERMITS FOR HOME-BASED BUSINESSES

§ 17.110.010. Purpose.
§ 17.110.020. Applicability.
§ 17.110.030. Development standards—Home-based business.
§ 17.110.040. Prohibited home-based business.

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§ 17.110.050. Cottage food and microenterprise home kitchen operations.
§ 17.110.060. Application and required fees.
§ 17.110.070. Approval authority.
§ 17.110.080. Findings for approval.
§ 17.110.090. Effective date.
§ 17.110.100. Expiration.
§ 17.110.110. Extension of time.
§ 17.110.120. Modifications.
§ 17.110.130. Transferability.

Chapter 17.115
SIGN PERMIT

§ 17.115.010. Purpose.
§ 17.115.020. Permit procedure.

Chapter 17.116
PRE-APPLICATION REVIEW (PAR) PROCEDURES

§ 17.116.010. Purpose.
§ 17.116.020. Classifications.
§ 17.116.030. Applications.
§ 17.116.040. Procedures.
§ 17.116.050. Pre-application review letter.
§ 17.116.060. Revisions.

Chapter 17.125
COMMON APPLICATION PROCESSING PROCEDURES

§ 17.125.010. Purpose and applicability.
§ 17.125.020. Applications.
§ 17.125.030. Initiation of application.
§ 17.125.040. Determination of completeness.
§ 17.125.050. Application review and report.
§ 17.125.060. Withdrawal of application.
§ 17.125.070. Public hearing and notice.
§ 17.125.080. Public hearing procedure.
§ 17.125.090. Notice of decision.
§ 17.125.100. Approval authority.
§ 17.125.110. Appeals.
§ 17.125.120. Permit time limits, expiration, and extensions.
§ 17.125.130. Modifications to previously approved permits.
§ 17.125.140. Reapplications.
§ 17.125.150. Revocation of variances and permits.
§ 17.125.160. Dedications and improvements where no subdivision is involved.

Chapter 17.130
AMENDMENTS TO PROJECTS

§ 17.130.010. Purpose and applicability.
§ 17.130.020. Consistency with original approval.
§ 17.130.030. Referral.

Chapter 17.135
ZONING CLEARANCE AND VERIFICATION LETTER

§ 17.135.010. Purpose and applicability.
§ 17.135.020. Application contents.
§ 17.135.030. Approving authority and procedure.
§ 17.135.040. Notice and hearing.

Chapter 17.136
OBJECTIVE DESIGN STANDARDS

Chapter 17.145
DEVELOPMENT CODE AND ZONING MAP AMENDMENTS

§ 17.145.010. Purpose.
§ 17.145.020. Approving authority.
§ 17.145.030. Initiation of amendment.
§ 17.145.040. Findings for development code amendment.
§ 17.145.050. Conditions/restrictions.
§ 17.145.060. Prezoning.

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Article IV
Site Development Regulations and Performance Standards

Chapter 17.150
GENERAL SITE REGULATIONS

§ 17.150.010. Purpose.
§ 17.150.020. Building height and exceptions.
§ 17.150.030. Setback adjustments and temporary use of land.
§ 17.150.040. Yard measurements.
§ 17.150.050. Fences, walls, and screens.
§ 17.150.060. Organic waste trash enclosures.
§ 17.150.070. Swimming pools and spas.

Chapter 17.155
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Article I
General Provisions

CHAPTER 17.05
PURPOSE AND APPLICABILITY

§ 17.05.010. Title.

This Title shall be known as the Wildomar Development Code, hereinafter referred to as Title. (Ord. 247, 1/15/2025)

§ 17.05.020. Purpose and intent.

The intent of this Title is to set forth and coordinate city regulations governing the development and use of land in accordance with the Wildomar General Plan goals and policies. Title 17 is specifically intended to do the following:

A. Facilitate prompt review of development proposals and provide for public information, review, and comment on development proposals that may have a significant impact on the community.

1. Create a comprehensive and consistent pattern of land uses to help ensure the provision of adequate water, sewerage, transportation, drainage, parks, open space, and public facilities.

2. Create a complete multimodal transportation network that promotes pedestrian-oriented development, safe and effective traffic circulation, and adequate facilities for all transportation modes (e.g., walking, bicycling, driving, and using transit).

3. Ensure compatibility between residential and nonresidential development and facilitate the development of compatible mixed-use developments.

(Ord. 247, 1/15/2025)

§ 17.05.030. Scope of regulations.

The scope of regulations under this Title applies to all privately held property within the City of Wildomar and does not apply to federal-, state- or city-owned property.

A. Private Projects. All land, buildings, and structures in the city shall be used only as hereinafter provided:

1. No land, building or structure shall be used, constructed, altered or maintained except in conformance with the provisions of this Title.

2. No use that requires a permit or approval of any kind under the provisions of this Title shall be established or operated until the permit or approval is finally granted and all required conditions of the permit or approval have been completed.

3. No use that requires a permit or approval of any kind under the provisions of this Title shall be established or operated in violation of, or contrary to, any of the terms and conditions of the granted permit or approval.

4. The term "private project" shall include those projects of local agencies which are

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subject to City regulation under Government Code Sections 53090 to 53095 and shall also include any project proposed to be established or operated on government lands if the project is not primarily for a governmental purpose unless the government agency involved has exclusive jurisdiction or the field of regulation has been preempted by law.

B. Public Projects. No federal, state, county or City governmental project shall be subject to the provisions of this Title, including such projects operated by any combination of these agencies or by a private person for the benefit of any such government agency, unless the agency provides by contract or otherwise that the project shall be constructed or operated in compliance with any or all provisions of this Title.

(Ord. 247, 1/15/2025)

§ 17.05.040. Conflicting regulations.

If any section of this Title is in conflict with any other section thereof, or any other City ordinance, then the more stringent requirements shall apply.
(Ord. 247, 1/15/2025)

§ 17.05.050. City to be held harmless.

Any person who obtains, or files an application to obtain, a permit or approval of any kind under the provisions of Title 17 shall hold the City, its officers, employees and agents harmless from any liability or claim of liability, damages, or injuries, including any claims of the applicant, arising out of the issuance of the permit or approval, or the denial thereof, or arising out of any action by any person seeking to have a granted permit or approval held void by a court of law.
(Ord. 247, 1/15/2025)

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CHAPTER 17.10
PLANNING AGENCY

§ 17.10.010. Title.

Pursuant to Section 65100 et seq. of the Government Code, the planning agency for the City shall consist of the City Council, the Planning Commission and the Planning Department. The planning agency shall perform all functions required by state law and this Title.
(Ord. 247, 1/15/2025)

§ 17.10.020. City Council.

The City Council shall consist of five members elected in the manner provided by law. The Council shall perform the duties and functions specified by state law and this Title including, but not limited to, the duties related to legislative matters and the duties related to the appeal of quasi-judicial matters. The Council shall also perform those planning and zoning duties and functions which are not expressly delegated or reserved to another body or officer.
(Ord. 247, 1/15/2025)

§ 17.10.030. Planning Commission.

The Planning Commission shall consist of five members appointed by the City Council and shall perform those planning and duties specified by state law or code including, but not limited to, the duties related to legislative matters and the duties related to quasi-judicial matters and appeals thereof.
(Ord. 247, 1/15/2025)

§ 17.10.040. Planning Division~~epartment~~.

The Planning ~~Department~~Division under the direction of the Community Development Director shall provide technical and clerical assistance to the Planning Commission and shall perform functions related to planning, land use, zoning, and land divisions as may be required by state law, ordinance or order of the City Council. The Community Development Director has the authority to make certain decisions on land use permits and entitlements as identified in this Title.
(Ord. 247, 1/15/2025)

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CHAPTER 17.15
INTERPRETATION

§ 17.15.010. Purpose.

The purpose of this chapter is to provide precision in the interpretation of this Title. The meaning and construction of words and phrases defined in this chapter apply throughout this Title, except where the context indicates a different meaning.
(Ord. 247, 1/15/2025)

§ 17.15.020. Rules of interpretation.

The following rules of interpretation shall be used in the application of the terms, provisions, and requirements of this Title.

A. General Rules. The following general rules apply to the interpretation and application of this Title.

1. The goals and policies of the General Plan.

2. In case of conflict between the text and a figure, illustration, heading, caption, diagram, or graphic, the text shall determine the City's regulations.

3. Sections and section headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any section.

4. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:

   a. "And" indicates that all connected words or provisions shall apply.

   b. "And/or" indicates that the connected words or provisions may apply singularly or in any combination.

   c. "Or" indicates that the connected words or provisions may apply singularly or in any combination.

   d. "Either. . . or" indicates that the connected words or provisions shall apply singularly but not in combination.

5. The words "shall", "will", "must", and "is to" are always mandatory and not discretionary. "Should" is a regulation that is not mandatory but must be either fulfilled or the applicant must demonstrate an alternative that fulfills the intent of the regulation. "May" is permissive.

6. The present tense includes the past and future tense, and the future tense includes the past.

7. The singular number includes the plural, and the plural, the singular.

8. All references to departments, committees, commissions, boards, or other public agencies are to those of the City of Wildomar, unless otherwise indicated.

9. All references to public officials are to those of the City of Wildomar, and include

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designated deputies of such officials, unless otherwise indicated.

B. Calendar Days. All references to days are to calendar days, unless otherwise indicated. If a deadline falls on a weekend or holiday, or a day when the City offices are closed, it shall be extended to the next working day. The end of a time period shall be the close of business on the last day of the period (5:00 p.m.).

C. Definitions. The Community Development Director shall make the interpretation for any definition not expressly identified in this Title.

D. Minimum Requirements. All provisions of this Title are considered to be minimum requirements, unless specifically stated otherwise.

E. Calculations; Rounding. Where any provision of this Title requires calculation to determine applicable requirements, any fractional/decimal results of the calculation shall be rounded to the nearest whole number (0.5 or more is rounded up, less than 0.5 is rounded down).

F. Zone Boundaries. Where uncertainty exists with respect to the boundaries of the various zones as shown on the Official Zoning Map, the following rules shall apply:

1. District boundaries shown as approximately following the property line of a lot or an open space line shown on a map shall be construed to follow such lines.

2. Where a district boundary divides a lot, the location of the district boundary shall be determined by the Community Development Director. Such determinations shall not constitute amendment of the Official Zoning Map.

3. District boundaries shown as approximately following right-of-way lines of highways, streets or other identifiable boundary lines shall be construed to follow such right-of-way or boundary lines.

4. District boundaries shown as lying within right-of-way lines of highways, streets, defined natural features or other identifiable boundary lines shall be construed to follow the centerline of such right-of-way or boundary lines.

5. District boundaries shown as lying at the edge of a mapped floodplain boundary line shall be construed to follow the adopted FEMA or DWR floodplain boundary or contour for the watercourse, as determined by the Community Development Director.

6. If the district classification of any land is in question, it shall be deemed to be in the most restrictive adjoining district.

7. If any uncertainty remains as to the location of a district boundary or other feature shown on the Zoning Map, the location shall be determined by the Community Development Director. Such determinations shall not constitute amendment of the Zoning Map.

(Ord. 247, 1/15/2025)

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CHAPTER 17.16
LEGAL NONCONFORMING STRUCTURES AND USES

Prior History: Former Ch. 17.20 R-R-O Rural Residential, Outdoor Advertising Zone, compiled of RCC Ch. 17.20; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.16.010. Applicability and purpose.

A. This chapter shall apply to all nonconforming structures and uses.

B. This chapter is intended to limit the number and extent of nonconforming uses by prohibiting or limiting their enlargement, their re-establishment after discontinuance, and the alteration or restoration after destruction of the structures. More specifically, the intent of this chapter is to:

1. Limit the number and extent of nonconforming structures by prohibiting their relocation, alteration, or enlargement in a manner that would increase the nonconformity.

2. Prohibit the restoration of nonconforming uses and structures after destruction.

3. Prohibiting the nonconforming use whenever the nonconforming use ceases for a period of at least one year.

(Ord. 247, 1/15/2025)

§ 17.16.020. Generally.

A. Any nonconforming structure or nonconforming use may be continued and maintained as provided in this chapter.

B. The following structures and uses shall be deemed nonconforming:

1. Any structure, the construction of which is incomplete at the time an amendment is adopted making the structure nonconforming, if:

a. A building permit has been legally issued for the structure; and

b. Substantial construction has been performed on the site before the amendment making such structure nonconforming is adopted; and

c. The structure is completed in accordance with the plans and specifications upon which the building permit was issued.

2. Any use that is not yet established but for which an unexpired use permit or ~~minor or major~~ development permit was approved prior to the adoption of an amendment to Title 17, making such use nonconforming, so long as the use is established and maintained in accordance with any conditions of approval upon which the use permit or ~~minor or major~~ development permit was approved.

(Ord. 247, 1/15/2025)

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§ 17.16.030. Continuation, transfer or sale.

A nonconforming use, structure, or lot may be continued, transferred, or sold subject to the limitations set forth in this chapter. Restrictions and conditions affecting an existing nonconforming use, structure or lot shall apply and shall not be affected by ownership changes. (Ord. 247, 1/15/2025)

§ 17.16.040. Verification of nonconforming structure or use.

When it is necessary to obtain from the City a written verification of the nonconforming status of a structure or use the following procedure shall apply:

A. Application. Every application for a determination of nonconforming use status shall be made in writing to the Community Development Director on the forms provided by the Planning Department, shall be accompanied by the filing fee as set forth in Chapter 3.44 (Fees), and shall include the following information:

1. Name, address and phone number of applicant (or representative) and the property owner;
2. Assessor's parcel number of premises involved;
3. A site plan drawn in sufficient detail to clearly describe the following:
    a. Physical dimensions of property,
    b. Location and dimensions of all existing structures,
    c. Setback dimensions,
    d. Location and dimensions of all driveways, parking areas, landscape areas, fences and walls,
    e. Location and dimensions of all adjacent roadways showing location of street centerline and all existing improvements such as sidewalks, curbs, gutters or curb cuts;
4. Panoramic photographs showing all sides of the on-site property, and adjacent off-site properties;
5. Current zoning (with change of zone case number) and date it was adopted and became effective;
6. Prior zoning designation;
7. Written statement of justification for the nonconforming subject use of the property;
8. Supporting documentation showing that the site has been in continuous use. Documentation may include, but is not limited to: bills of sale, bills of lading, utility bills, property tax records, Board of Equalization records, Employment Development Department records, fictitious business statement, Articles of Incorporation, canceled business checks, sales receipts, rental or lease agreements, or licenses;
9. Such other information as determined necessary by the Planning Department.

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B. Review and Notice of Decision. Not less than 30 days from acceptance of an application as complete, the Planning Department shall verify the current zoning and supporting documentation. If the nonconforming use or structure is substantiated, the Planning Department shall complete a certificate of nonconforming use which shall include the following information: assessor's parcel number, situs address, nature of nonconforming use, expiration date, and such other information as deemed appropriate. If the subject use or structure is not able to be substantiated, the Planning Department shall prepare a letter of denial of the nonconforming use to include the following information: assessor's parcel number, nature of nonconforming use, and justification for the denial of the request.

C. An appeal of the Planning Department's determination may be pursued in accordance with Section 17.125.110 (Appeals) of this Title.

(Ord. 247, 1/15/2025)

§ 17.16.050. Continuation of nonconforming structures or uses.

A. Except as otherwise provided in this chapter, each and every nonconforming use may continue to be utilized and maintained, provided that there is no alteration, addition, enlargement or intensification to any such use or structure. Where an existing site improvement is nonconforming, nothing in this section shall prohibit minor site improvements that result in the reduction of this nonconformity.

B. A structure, the use of which is nonconforming, shall not be moved, altered, enlarged, or extended unless required by law, or unless the moving, alteration, extension, or enlargement will result in the elimination of the nonconformity, except as permitted by this chapter. If moved, the structure shall be made to conform to current local, state and federal codes.

(Ord. 247, 1/15/2025)

§ 17.16.060. Expansion of nonconforming structures or use.

The total square footage of an existing nonconforming structure or use, excluding mobilehomes, may be expanded a maximum of 25% on the same parcel of land from the time the use was deemed nonconforming provided that structural alterations are of a minor nature and are necessary to improve or maintain the health or safety of occupants or are required by law or ordinance. Such expansion shall require issuance of a building permit only and shall not extend the period of nonconforming time in which the use must be eliminated.

(Ord. 247, 1/15/2025)

§ 17.16.070. Changes to a conforming use.

Any part of a structure or land occupied by a nonconforming use which is changed to or replaced by a use that conforms to the provisions of this Title as they apply to the particular zone shall not thereafter be used or occupied by a nonconforming use.

(Ord. 247, 1/15/2025)

§ 17.16.080. Discontinuance of nonconforming use.

A. Without any further action by the City, any part of a structure or land occupied by a nonconforming use, which use is discontinued for one year or more, shall thereafter be used in conformity with the provisions of this Title and the nonconforming right shall be lost.

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B. The determination of discontinuance shall be supported by evidence satisfactory to the Community Development Director.

C. An appeal of the Community Development Director's determination that the use has lost its nonconforming status by discontinuance may be pursued in accordance with Section 17.125.110 (Appeals) of this Title.

D. The use of the site after the discontinuance or removal of a nonconforming use shall comply with all current requirements of this Title and the subject zoning district.

(Ord. 247, 1/15/2025)

§ 17.16.090. Exceptions.

A. The provisions of this chapter shall not prevent the reconstruction, repairing, rebuilding or replacement and continued use of any nonconforming structure that is damaged by fire, explosion or acts of God, as provided by this chapter.

B. A nonconforming building or structure which is accidentally damaged pursuant to subsection A above may be repaired provided the cost of the repairs does not exceed 50% of the assessed value of the repaired building or structure. Said cost and value shall be determined by the Chief Building Official.

C. Repairs made pursuant to this section shall be made in conformance with the current regulations of this chapter to the maximum extent feasible, in the opinion of the Community Development Director, and shall fully comply with all other applicable laws and regulations. This provision shall not be construed to require a reduction in intensity of use from that existing prior to the damage. The degree of nonconformity shall not be increased under any circumstances.

D. Routine maintenance and minor repairs may be performed on a nonconforming structure provided that the maintenance and repairs do not increase any nonconformity.

(Ord. 247, 1/15/2025)

§ 17.16.100. Minimum age requirement—Exception.

Whenever dwelling units in an area are zoned, as part of a senior citizen development, for permanent occupancy only by persons above a minimum age, any person below the minimum age requirement residing in a dwelling unit in the area at the time the zone classification becomes effective is not subject to the age restriction and may continue residency in the dwelling unit for an unlimited period of time. The right to continue such occupancy is not transferable to any other person.

(Ord. 247, 1/15/2025)

§ 17.16.110. Nonconforming designation restricted.

The provisions of this section apply to structures and uses which become nonconforming by reason of the adoption of the ordinance codified in this chapter or any amendment thereof, as of the effective date of such adoption or amendment. No use shall be deemed to have become nonconforming by virtue of decreased lot size resulting solely from the acquisition of any portion of the lot for public road or storm or drainage channel purposes or the adoption of any specific plan for such purpose.

(Ord. 247, 1/15/2025)

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§ 17.16.120. Illegally existing nonconforming uses, lots, and structures.

Uses of land, lots, or structures that were created in violation of the Wildomar Municipal Code, state law, federal law, development code, subdivision regulations, or building code in effect at the time the use was established are presumed to be in violation of the current regulations and illegally existing with no vested rights. The land use must be brought into conformance with the current standards of this Title, not the standards in effect at the time the use was illegally initiated. (Ord. 247, 1/15/2025)

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Article II
Zoning Districts And Allowable Land Uses

CHAPTER 17.25
ESTABLISHMENT OF ZONES

§ 17.25.010. Purpose.

This chapter establishes the zones and overlay zones applied to property within the City, the relationship of the Zoning Map to the General Plan Land Use Map and establishes the Zoning Map.
(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.25.020. List of zones.

For the purpose of providing a uniform basis for zoning, the following zone classifications, referred to alternatively herein as zones, may be applied to the lands in the City of Wildomar.

Table 17.25.020-1 Zoning and Implementing General Plan Land Use Designations

Zone Designation Name		Implementing General Plan Land Use Designation	
R-M	Residential Mountainous	RM	Rural Mountainous
R-A	Residential Agricultural	LLR	Large Lot Residential
R-R	Rural Residential	EDR, VLDR, LDR	Estate Density Residential Very Low Density Residential Low Density Residential
R-1	Residential Low	MDR	Medium Density Residential
R-2	Residential Medium	MHDR HDR	Medium High Density Residential High Density Residential
R-3	Residential Medium High	VHDR	Very High Density Residential
R-4	Residential High	HHDR	Highest Density Residential
R-T	Mobilehome Subdivisions and Mobilehome Park	Any residential designation	
PRD	Planned Residential Development	Any residential designation	

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Table 17.25.020-1 Zoning and Implementing General Plan Land Use Designations			
Zone Designation Name		Implementing General Plan Land Use Designation	
C-G	Commercial General	CO CR	Commercial General Commercial Highway
C-H	Commercial Highway	CO CR	Commercial General Commercial Highway
M-C	Medical Center	LI	Light Industrial
M-I	Manufacturing/ Industrial	BP, LI	Business Park or Light Industrial
O-S	Open Area Combining Zone	OS-R OS-CH	Open Space Recreation Open Space Conservation Habitat
MUL	Mixed Use Low	MUL	Mixed Use Low
MUH	Mixed Use High	MUH	Mixed Use High
P-F	Public Facilities	P-F	Public Facilities

(Ord. 247, 1/15/2025)

§ 17.25.030. List of overlay zones.

For the purpose of providing a uniform basis for zoning, the following overlay zones, referred to alternatively herein as overlays, may be applied to the lands in the City of Wildomar.

Table 17.25.020-2 Overlay Zones	
Overlay Names	
HDD	Historic and Downtown District Overlay

§ 17.25.040. Zoning map established.

The City Council hereby adopts the City of Wildomar Zoning Map (hereafter referred to as the "Zoning Map"), which is on file with the Planning Department. The Zoning Map, that includes overlays established by Section 17.25.021, is hereby incorporated into this Title by reference as though it were fully included here. The Zoning Map shall be interpreted in compliance with Section 17.15.020 (Rules of Interpretation) and amended in compliance with Chapter 17.145 (Development Code and Zoning Map Amendments).
(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.25.050. Zone classification and overlay zone boundaries.

Where uncertainty exists as to the boundaries of any zone classification, or overlay zones, the following rules shall apply:

A. Where boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be boundaries.

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B. Where boundaries divide lots, the location of such boundaries shall be determined by use of the scale appearing on the underlying map, unless the boundaries are indicated by specific dimensions.

C. If any public street, alley or other right-of-way is vacated or abandoned, the land formerly in such street, alley or right-of-way shall be included within the boundaries of the zone classification or overlay zones applicable to the adjoining property on each side. In the event such street, alley or right-of-way was a zone classification or overlay zone boundary, the new zone classification or overlay zone boundary shall be the former center line of such street, alley or right-of-way.

(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.25.060. Uses allowed in zone classifications.

The terminology used in Section 17.25.020 of this chapter is general only and is not intended to be descriptive of all uses allowed in the zone classifications. The zone classifications are specifically set forth in subsequent articles of the ordinance codified in this chapter to which reference should be made to determine all the uses permitted therein. When a use is not specifically listed as permitted or conditionally permitted in a zone classification, the use is prohibited unless, in circumstances where this section empowers him or her to do so, the Community Development Director makes a determination that the use is substantially the same in character and intensity as those uses permitted or conditionally permitted in the zone classification.

(Ord. 252, 8/13/2025)

§ 17.25.070. Commercial cannabis activities and noncommercial cannabis cultivation.

A. Commercial Cannabis Activities and Facilities. Commercial cannabis activity, as defined in Business and Professions Code Section 26001(k), is permitted in the City in compliance with Chapters 5.76 and 17.240 of this code. It shall be a violation of this code to engage in any commercial cannabis activity that is not in full compliance with the requirements of chapters 5.76 and 17.240 of this code. It is a violation of this code for any building, facility, establishment, property, or location to be utilized by any person to establish, commence, engage in, conduct, or carry on, or permit another person to establish, commence, engage in, conduct, or carry on any commercial cannabis activity that is not in full compliance with the requirements of chapters 5.76 and 17.240 of this Code.

B. Noncommercial Cannabis Cultivation. A person may cultivate no more than six living cannabis plants inside his or her private residence, or inside an accessory structure to his or her private residence located upon the grounds of that private residence that is fully enclosed and secured against unauthorized entry, provided that the owner of the property provides written consent expressly allowing the cannabis cultivation to occur, the person conducting the cannabis cultivation complies with all applicable Building Code requirements set forth in Title 17 of this Code, there is no use of gas products (CO2, butane, propane, natural gas, etc.) on the property for purposes of cannabis cultivation, and the cannabis cultivation complies with Health and Safety Code Section 11362.2(a)(3).

C. Enforcement. Any violation of this section shall be enforced pursuant to Chapter 1.16.

(Ord. 252, 8/13/2025)

§ 17.25.080. Industrial hemp cultivation.

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A. Findings. Industrial hemp cultivation presents public health, safety and welfare issues that must be mitigated if such cultivation is to be permitted, including, but not limited to, odor control, pests, security, and other public safety concerns. As of the effective date of the ordinance adding this section to the Zoning Code, no industrial hemp cultivation uses have been established in the City and no cultivators have expressed interest to the City for establishing cultivation uses in the City. The City Council finds that the public interest is better served at this time by not expending public resources on establishing regulations for an industry that has not, and has expressed no interest in, operating in the City. The City may reconsider the prohibition on industrial hemp cultivation contained herein in the future.

B. Definitions. The following definitions apply to this section:

"Cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, trimming, processing, or manufacturing of industrial hemp.

"Industrial hemp" includes the definition as set forth in Health and Safety Code Section 11018.5(a).

C. Industrial Hemp Cultivation. The cultivation of industrial hemp as defined above is prohibited in all zone districts within the City of Wildomar. It is a violation of this Code for any building, facility, establishment, property, or location to be utilized by any person to establish, commence, engage in, conduct, or carry on, or permit another person to establish, commence, engage in, conduct, or carry on any industrial hemp cultivation in the City of Wildomar.

D. Violation—Separate Offense. Any person who violates any provision of this section is guilty of a separate offense for each and every day during any portion of which any such person commits, continues, permits, or causes a violation thereof, and may be penalized accordingly.

E. Penalties. Violation of any provision of this section is subject to penalties as set forth in Wildomar Municipal Code Chapter 1.16.

F. Public Nuisance. In addition to the penalties set forth above, any violation of this section is declared to be a public nuisance per se and contrary to the public interest and will, at the discretion of the City, be subject to a cause of action for injunctive relief or any other available remedy under the law.

(Ord. 252, 8/13/2025)

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CHAPTER 17.30
AGRICULTURE AND RURAL RESIDENTIAL ZONES

§ 17.30.010. Purpose.

The purpose of this chapter is to establish agricultural and rural zones that provide appropriate locations for agricultural, rural mountainous, rural residential uses. These zones are consistent with and implement the City's General Plan land use designations, as shown in Table 17.25.020-1.
(Ord. 247, 1/15/2025)

§ 17.30.020. Allowed uses and approval requirements.

A. Allowed Uses Table. Table 17.30.020-1 identifies allowed uses and corresponding approval requirements for the agricultural and rural zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article VI, (Definitions), of this Title.

B. Approval Requirements.

1. Where indicated with a letter "P" the use shall be a permitted use by right, and subject to compliance with all applicable provisions of this Title.

2. Where indicated with a letter "M" the use shall be conditionally permitted subject to the approval of a minor use permit, described in Chapter 17.80 (Minor and Conditional Use Permits).

~~2.~~3. Where indicated with a letter "C" the use shall be conditionally permitted subject to the approval of a conditional use permit, described in Chapter 17.80 (Minor and Conditional Use Permits).

~~3.~~4. Where indicated with a "—," the use is prohibited within the zone.

~~4.~~5. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this Title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall authorize a use without satisfaction of such specified additional requirements.

C. Unlisted Uses. The allowed use tables of this Title may not include all possible uses. When a specific use is not listed and it is unclear whether the use is permitted by right, permitted conditionally, or prohibited, the Community Development Director or designee appointed by the City Manager may make a determination, consistent with Chapter 17.100 (Similar Use Determination), that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

D. Uses on Vacant Lots. A ~~Minor or Major~~ Development Review is required for approval when a permitted or conditionally permitted use is proposed for a vacant lot. A ~~Minor or Major~~ Development Review is not required for approval when a permitted or conditionally permitted use is proposed for an existing building.

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Agriculture Uses				
Animal keeping, non-commercial	P	P	P	Section 17.225.030
Animal keeping, commercial	P	P	P	Section 17.225.040
Animal grazing	P	P	P	Section 17.225.070
Apiary (non-commercial)	P	P	P	
Commercial breeding operations	C	C	C	
Dairy farms	C	C	C	
Farm stand, permanent as part of the main use	P	P	P	
Farm stand, temporary	P	P	P	
Feed and grain sales	P	P	P	
Field crops, propagation, and cultural purposes	P	P	P	
Mink farms	C	C	C	
Livestock auction and saleyards	C	C	C	
Menageries	C	C	C	
Nurseries	P	P	P	
Orchards	P	P	P	
Outside storage of materials in conjunction with a farm	P	—	—	
Packaged dry fertilizer storage, not including processing	C	C	C	
Pen fed cattle operations	C	C	C	
Residential Uses				

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Accessory buildings	P	P	P	
Accessory dwelling unit	P	P	P	Chapter 17.195
Agricultural/ Farmworker housing	P	P	P	
Dwelling, single-family	P	P	P	
Family daycare, large	P	P	P	
Family daycare, small	P	P	P	
Mobilehome park	C	C	C	
Planned residential development	C	C	C	
Residential care facilities	P	P	P	
Supportive housing	P	P	P	
Transitional housing	P	P	P	
Recreation and Community				
Animal hospitals, large and small	C	C	C	
Fishing lakes, commercial and noncommercial	P	P	P	
Fraternal lodges	P	P	P	
Hunting clubs	—	C	—	
Nursery schools for preschool day care and childcare	MC	CM	CM	
Picnic and campgrounds	—	PM	PM	
Public parks and playgrounds	P	CP	CP	
Recreational vehicle parks	—	C	C	
Religious institution	P	P	P	

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Schools, private	P	P	P	
Sports and recreational facilities (including tennis, polo clubs, archery ranges, athletic fields, golf driving ranges, miniature golf, skating rinks and commercial swimming pools	—	C	C	
Business Operations and Services Uses				
Antique stores	—	MC	CM	
Arts, crafts and curio stores	—	P	P	
Bakery shops, including baking only when incidental to retail sales on the premises	—	P	P	
Barber shops and beauty shops	—	P	P	
Bed and breakfast lodging	—	—	C	Chapter 17.260
Cemetery, pet or human	—	C	C	
Commercial fairgrounds	—	C	C	
Commercial stables and riding academies	C	C	C	
Community center	—	—	CM	Chapter 17.260
Commercial event center	—	—	C	Chapter 17.260
Rural events center	—	—	C	Chapter 17.260
Equipment rental services	—	CM	CM	
Events & Uses, Temporary	P	P	P	Chapter 17.105

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Feed and grain sales	—	C	C	
Food, meat, poultry and produce markets	—	C	C	
Fruit and vegetable packing plants and similar uses	—	C	C	
Garden supply stores	—	P	P	
Golf courses (public or private), including clubhouses; Driving ranges (as part of golf course or separate)	C	C	C	
Guest ranches	—	P	P	
Hardware stores	—	C	C	
Home based business	P	P	P	Chapter 17.110
Kennels and Catteries	M	M	M	Chapter 17.225 and Section 6.16.050
Lumber production of a commercial nature, including commercial logging or commercial development of timber and lumber mills	—	C	C	
Nonprofit clubs and social lodge halls	~~C~~M	~~C~~M	~~C~~M	
Outdoor film studios	—	C	C	
Pet shops and pet supply shops	—	P	P	
Racetracks, horses only	—	C	C	
Radio broadcasting stations	—	P	P	
Real Estate Offices, temporary with associated subdivision tract	P	P	P	

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Table 17.30.020-1: Agricultural and Rural Residential Zones - Allowed Uses and Approval Requirements				
Allowed Use	R-A	R-M	R-R	Additional Requirements
Refreshment stand, permanent	~~C~~M	~~C~~M	~~C~~M	
~~Restaurants and other eating establishments~~		~~C~~	~~C~~	
~~Retail pharmacies~~		~~C~~	~~C~~	
Rifle, pistol, skeet, or trapshooting ranges	—	C	C	
Rodeo arenas	—	C	C	
RV and boat storage (excludes mini storage)	C	C	C	
Television broadcasting stations, antennas, and cable installations, and microwave relay stations.	—	C	C	
Trail bike parks	~~C~~M	~~C~~M	~~C~~M	
Water works facilities, for production and distribution of water for irrigation purposes	—	C	C	
Winery, with on-site vineyard	P	P	P	

E. Overlay Zones. Allowable uses are subject to any provisions applicable to overlay zones established by Chapter 17.25.

(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.30.030. Development standards.

The development standards listed below are the minimum standards for development within the respective zones.

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Table 17.30.030-1: Agricultural and Rural Residential Zones - Development Standards			
Development Standards	R-A	R-M	R-R
Lot Dimensions (Minimum)			
Lot Size	21,780 sf (1/2 acre)	10 acres	21,780 sf (1/2 acre)
Lot Width	80 ft	100 ft	80 ft
Lot Width - Flag Lot	20 ft	20 ft	—
Lot Depth	100 ft[3]	100 ft[3]	100 ft
Frontage	100 ft	100 ft	—
Frontage for flag lot	60 ft	60 ft	—
Frontage for a cul-de-sac or knuckle	40 ft	40 ft	—
Setbacks			
Front Yard	20 ft	20 ft	20 ft
Side Yard - Corner	10 ft/where the lot is less than 50 feet wide the yard need not exceed 20% of the width of the lot.	10 ft	10 ft (where the lots 70 feet in width or greater; if the width of the lot is less than 70 feet, a minimum of 5 feet is necessary.)
Side Yard - Interior	10%/Not less than 3 feet in width in any event and need not exceed a width of 5 feet.	10%/Not less than 3 feet in width in any event and need not exceed a width of 5 feet.	5 ft (where the lots 70 feet in width or greater; if the width of the lot is less than 70 feet, a minimum of 5 feet is necessary.)
Side Yard - Street	10 ft	10 ft	10 ft
Rear Yard	10 ft	10 ft	20 ft/ (Not less than 10 feet for a detached accessory building on the same lot.)
Height			
Primary Building (ft)	40 ft	40 ft	40 ft When any zone classification provides that an application for a greater height limit may be made pursuant to Section 17.150.020.

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Table 17.30.030-1: Agricultural and Rural Residential Zones - Development Standards			
Development Standards	R-A	R-M	R-R
			Building shall not exceed 75 feet in height or any other structure exceed 105 feet in height, unless a variance is approved pursuant to Chapter 17.70.
Other			
Encroachments	No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 17.150.040.		
Parking	Refer to Chapter 17.155.		
Maximum Lot Coverage	50%	50%	—
Density	Established by the Wildomar General Plan Land Use Designation.		

(Ord. 247, 1/15/2025)

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CHAPTER 17.35
RESIDENTIAL ZONES

§ 17.35.010. Purpose.

The purpose of this chapter is to establish residential districts in the City that provide appropriate locations for low density residential, medium density residential, and high density residential. These zones are consistent with and implement the City's General Plan land use designations, as shown in Table 17.25.020-1.
(Ord. 247, 1/15/2025)

§ 17.35.020. Allowed uses and approval requirements.

A. Allowed Uses Table. Table 17.35.020-1 identifies allowed uses and corresponding approval requirements for the residential zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article VI, (Definitions), of this Title.

B. Approval Requirements.

1. Where indicated with a letter "P" the use shall be a permitted use by right, and subject to compliance with all applicable provisions of this Title.

2. Where indicated with a letter "M" the use shall be conditionally permitted subject to the approval of a minor use permit, described in Chapter 17.80 (Minor and Conditional Use Permits).

~~2.~~3. Where indicated with a letter "C" the use shall be conditionally permitted subject to the approval of a conditional use permit, described in Chapter 17.80 (Minor and Conditional Use Permits).

~~3.~~4. Where indicated with a "—," the use is prohibited within the zone.

~~4.~~5. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this Title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 17.35.020-1 authorize a use without satisfaction of such specified additional requirements.

C. Unlisted Uses. The allowed use tables of this Title may not include all possible uses. When a specific use is not listed and it is unclear whether the use is permitted by right, permitted conditionally, or prohibited, the Community Development Director or designee appointed by the City Manager may make a determination, consistent with Chapter 17.100 (Similar Use Determination), that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

D. Uses on Vacant Lots. A ~~Minor or Major~~ Development Review is required for approval when a permitted or conditionally permitted use is proposed for a vacant lot. A ~~Minor or Major~~ Development Review is not required for approval when a permitted or conditionally permitted use is proposed for an existing building.

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Table 17.35.020-1: Residential Zones - Allowed Uses and Approval Requirements						
Allowed Use	R-1	R-2	R-3	R-4	R-T	Additional Requirements
Agricultural Uses						
Animal keeping, noncommercial	P	P	P	P	P	Section 17.225.030
Animal keeping, commercial	P	P	P	P	—	Section 17.225.040
Animal grazing						Section 17.225.070
Field crops, propagation, and culture purposes	P	P	P	P	P	
Residential Uses						
Accessory buildings	P	P	P	P	P	
Accessory dwelling units	P	P	P	P	P	Chapter 17.195
Boarding, rooming and lodging houses	—	—	P	P	—	
Congregate care residential facilities	—	C	C	C	—	Chapter 17.205
Dwelling, single-family	P	P	—	—	P	
Dwelling, multiple family	—	P	P	P	—	
Family daycare, large	P	P	P	P	P	
Family daycare, small	P	P	P	P	P	
Agricultural/ farmworker housing	P	P	P	P	P	Section 17.200.040
Mobile home parks and mobile home subdivisions	—	P	P	—	C	Chapter 17.210

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Table 17.35.020-1: Residential Zones - Allowed Uses and Approval Requirements						
Allowed Use	R-1	R-2	R-3	R-4	R-T	Additional Requirements
Planned residential developments	C	C	C	C	—	
Residential care facilities	P	P	P	P	P	Chapter 17.205
Supportive housing	P	P	P	P	P	Section 17.200.020
Transitional housing	P	P	P	P	P	Section 17.200.020
Recreation, Education, and Public Uses						
Community recreation facilities, as part of the subdivision development	P	P	P	P	P	
Educational institutions,	P	P	P	P	—	
Fraternity and sorority houses	—	P	P	P	—	
Libraries, museums, post office, art galleries	—	P	P	P	—	
Nursery schools for preschool day care and childcare	—	~~C~~M	~~C~~M	~~C~~M	—	
Private schools	~~—~~P	—	—	—	—	
Religious institutions	P	~~—~~P	~~—~~P	~~—~~P	~~—~~P	
Business Operations and Service Uses						
Home based business	P	P	P	P	P	Chapter 17.110
Nonprofit clubs and social lodge halls	—	~~C~~M	~~C~~M	~~C~~M	—	

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Table 17.35.020-1: Residential Zones - Allowed Uses and Approval Requirements						
Allowed Use	R-1	R-2	R-3	R-4	R-T	Additional Requirements
Parking lots and parking structures	—	—	P	P	P	Chapter 17.155
Public parks and public playgrounds, golf courses with standard length fairways, and county clubs	P	P	P	P	—	
Real estate offices, temporary with associated subdivision tract	P	P	P	P	P	
Personal RV and boat storage areas as part of an approved mobilehome park	—	—C	—C	—	C	

E. Overlay Zones. Allowable uses are subject to any provisions applicable to overlay zones established by Chapter 17.25.

(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.35.030. Development standards.

The development standards listed below are the minimum standards for development within the respective zones.

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Table 17.35.030-1 Residential Zones Development Standards					
Development Standards	R-1	R-2	R-3	R-4	R-T
Lot Dimensions (Minimum)					
Lot Size No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 17.150.040	7,200 sf	7,200 sf	7,200 sf	7,200 sf	Minimum lot size of 3,600 square feet, with a minimum average width of 40 feet and a minimum frontage of not less than 30 feet, if community open areas or recreational facilities or a combination thereof, are developed as a part of the subdivision.
Lot Width	60 ft	60 ft	60 ft	60 ft	60 ft/40 ft
Lot Width - flag lot	20 ft	—	—	—	Access strip to a street not less than 20 feet wide and not exceeding 150 feet in length.
Lot Depth	120 ft	120 ft	120 ft	120 ft	100 ft
Frontage	60 ft	60 ft	—	—	45 ft/30 ft
Frontage for flag lot	60 ft	—	—	—	—
Frontage for a cul-de-sac or knuckle	35 ft				35 ft
Setbacks (Minimum)					
Front Yard	20 ft	20 feet for the first story, and 25 feet for two-stories and above.	20 feet for the first story, and 25 feet for two-stories and above.	20 feet for the first story, and 25 feet for two-stories and above.	20 ft/may be reduced on interior streets to 10 feet if community recreation areas are developed as a part of the subdivision.

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Table 17.35.030-1 Residential Zones Development Standards					
Development Standards	R-1	R-2	R-3	R-4	R-T
Side Yard - Corner	10 ft/where the lot is less than 50 feet wide the yard need not exceed 20% of the width of the lot.	10 ft/where the lot is less than 50 feet wide the yard need not exceed 20% of the width of the lot.	15 ft	15 ft	—
Side Yard - Interior	10%/Not less than 3 feet in width in any event and need not exceed a width of 5 feet.	10%/Not less than 3 feet in width in any event and need not exceed a width of 5 feet.	15 ft	15 ft	5 ft
Side Yard - Street	10 ft	15 ft	15 ft	15 ft	10 ft
Rear Yard	10 ft	15 ft/20 ft if building or structure is adjacent to a single-family residential zone.	15 ft/20 ft if building or structure is adjacent to a single-family residential zone.	15 ft/20 ft if building or structure is adjacent to a single-family residential zone.	5 ft
Building Separation	7 ft.	10 ft	10 ft	10 ft	—
Height (Maximum)					
Primary Building (ft)	40 ft	40 ft	50 ft	50 ft	40 ft
Other					
Encroachments	No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 17.150.040.	—	2:1 FAR	2:1 FAR	No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 17.150.040.
Parking	Automobile storage space shall be provided as required by Chapter 17.155.		On-street parking shall not count towards meeting this requirement.	On-street parking shall not count towards meeting this requirement.	—

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Table 17.35.030-1 Residential Zones Development Standards					
Development Standards	R-1	R-2	R-3	R-4	R-T
Maximum Lot Coverage	40%	40%	50%	50%	40%
Density	Established by the General Plan Land Use Designation.				

(Ord. 247, 1/15/2025)

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CHAPTER 17.36
COMMERCIAL AND MIXED-USE ZONES

Prior History: Former Ch. 17.40 R-2A Limited Multiple-Family Dwelling Zone, compiled of RCC Ch. 17.40; Ord. 18 § 2, 2008; Ord. 87 § 10, 2014; Ord. 189 § 8, 2020; repealed by Ord. 247, 1/15/2025.

§ 17.36.010. Purpose.

The purpose of this chapter is to establish residential districts in the City that provide appropriate locations for commercial and mixed-use developments. These zones are consistent with and implement the City's General Plan land use designations, as shown in Table 17.40.020-1.
(Ord. 247, 1/15/2025)

§ 17.36.020. Allowed uses and approval requirements.

A. Allowed Uses Table. Table 17.40.020-1 identifies allowed uses and corresponding approval requirements for the commercial and mixed-use subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article 6, (Definitions), of this Title.

B. Approval Requirements.

1. Where indicated with a letter "P" the use shall be a permitted use by right, and subject to compliance with all applicable provisions of this Title.

2. Where indicated with a letter "M" the use shall be conditionally permitted subject to the approval of a minor use permit, described in Chapter 17.80 (Minor and Conditional Use Permits).

~~2.~~3. Where indicated with a letter "C" the use shall be conditionally permitted subject to the approval of a conditional use permit, described in Chapter 17.80 (Minor and Conditional Use Permits).

~~3.~~4. Where indicated with a "—," the use is prohibited within the zone.

~~4.~~5. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this Title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 17.40.020-1 authorize a use without satisfaction of such specified additional requirements.

C. Unlisted Uses. The allowed use tables of this Title may not include all possible uses. When a specific use is not listed and it is unclear whether the use is permitted by right, permitted conditionally, or prohibited, the Community Development Director or designee appointed by the City Manager may make a determination, consistent with Chapter 17.100 (Similar Use Determination), that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

D. Uses on Vacant Lots. A ~~Minor or Major~~ Development Review is required for approval when a permitted or conditionally permitted use is proposed for a vacant lot. A ~~Minor or Major~~ Development Review is not required for approval when a permitted or conditionally

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permitted use is proposed for an existing building.

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Automotive and Vehicular Uses					
Automobile repair garages	C	C	C	C	
Automobile parts and supply stores	P	P	P	P	
Automobile sales and rental agencies, including travel trailers, mobilehomes and recreational vehicles sales	P	P	P	P	
Automobile service stations, with or without concurrent sale of beer and wine[1]	—	—	—	—	Note applies
Bicycle sales and rentals	P	P	P	P	
Boat and other marine sales, rentals and services	C	P	P	P	
Car washes, of any kind[1]	—	—	—	—	Note applies
Golf cart sales and service	P	P	P	P	
Fuel station[1]	—	—	—	—	Note applies
Mobilehome sales and storage, trailer sales and rental house trailers	C	P	P	P	
Parking lots and parking structures	~~P~~M	~~P~~M	~~P~~M	~~P~~M	Chapter 17.155
Recreational vehicle and boat storage[1]	—	—	—	—	Note applies Chapter 17.220 and Section 17.155.070

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Sale, rental, repair or demonstration of motorcycles, scooters or motorbikes, and the like.	~~C~~M	P	P	P	
Tire sales and service, recapping prohibited	C	C	C	C	
Large truck, bus, farm equipment, and trailer service	C	C	C	C	
Large truck, bus, farm equipment, and trailer sales	P	P	P	P	
Entertainment					
Art gallery, library, reading room, museum	P	P	P	P	
Auditoriums and conference rooms	P	P	P	P	
Billiard and pool halls, with or without alcohol sales	C	C	C	C	
Bowling alleys	P	P	P	P	
Day spas (facials, waxing, skin treatments, and similar services not including massage)	P	P	P	P	
Game arcades (including Internet gaming)	P	P	P	P	
Roller/ice rink	P	P	P	P	
Assembly halls	C	C	C	C	
Drive-in theaters	C	C	C	C	
Health and exercise centers	C	C	C	C	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Sports and recreational facilities (indoor)	P	P	P	P	
Sports and recreational facilities (outdoor)	~~C~~M	~~C~~M	~~C~~M	~~C~~M	
Vendor Fair/Open-Air Market Event	P	P	P	P	Chapter 17.105
Vendor Fair/Open-Air Market - Ongoing	M	M	M	M	
Movie theaters, not including drive-ins	C	C	C	C	
Tourist information centers	P	P	P	P	
Events & Uses, Temporary	P	P	P	P	Chapter 17.105
Food Sales and Restaurants					
Bakery goods distributors	P	P	P	P	
Bakery shops	P	P	P	P	
Bars and cocktail lounges	C	C	C	C	Chapter 17.235
Catering services	P	P	P	P	
Drive-through restaurants/eating establishments	~~C~~M	~~C~~M	~~C~~M	~~C~~M	
Microbrewery	P	P	P	P	
Brewery	P	P	P	P	
Winery	P	P	P	P	
Distillery	P	P	P	P	
Confectionery or candy stores	P	P	P	P	
Delicatessens	P	P	P	P	
Food markets and frozen food lockers	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Grocery stores, produce markets, dry goods, health food, and variety stores	P	P	P	P	
Ice cream shops	P	P	P	P	
Liquor stores	~~P~~M	~~P~~M	~~P~~M	~~P~~M	Chapter 17.235
Meat and poultry markets, not including slaughtering or live sales	P	P	P	P	
Refreshment stands, temporary	P	P	P	P	Chapter 17.105
Restaurants and other eating establishments, with or without alcohol sales (not including drive through)	P	P	P	P	
Medical Uses					
Ambulance services	C	C	C	C	
Animal hospitals (with boarding facilities)	C	C	C	C	
Health clinics and offices, all kinds	P	P	P	P	
Congregate care residential facilities	~~C~~M	~~C~~M	~~C~~M	~~C~~M	
Drug stores	P	P	P	P	
Mortuaries	C	C	C	C	
Pharmacies	P	P	P	P	
Urgent care clinics	~~C~~M	~~C~~M	~~C~~M	~~C~~M	
Veterinary medical clinics (no boarding)	P	P	P	P	
Retail					
Antique shops	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Appliance stores, household	P	P	P	P	
Art supply shops and studios	P	P	P	P	
Book stores, not including adult stores	P	P	P	P	
Building materials sales yards	C	C	C	C	
Cannabis retailers	C	C	C	C	Chapter 17.240
Ceramic sales and manufacturing for on-site sales	P	P	P	P	
Clothing stores	P	P	P	P	
Clothing, shoe, shoe repair and leather goods stores	P	P	P	P	
Convenience stores, including the sale of motor vehicle fuel[1]	—	—	—	—	Note applies
Convenience stores, not including the sale of motor vehicle fuel	C	C	C	C	Chapter 17.221
Department stores	P	P	P	P	
Mercantile and feed stores	P	P	P	P	
Florists' shops	P	P	P	P	
Gift shops, antique, curio, and art supply shops	P	P	P	P	
Hardware stores	P	P	P	P	
Hobby shops	P	P	P	P	
Household goods sales (i.e., furniture stores)	P	P	P	P	
Ice sales, not including ice plants	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Interior decorating shops	P	P	P	P	
Jewelry stores, including incidental repairs	P	P	P	P	
Leather goods stores	P	P	P	P	
Lumber yards, sales only	~~C~~M	~~C~~M	~~C~~—	~~C~~—	
Mail order businesses	P	P	P	P	
Music stores	P	P	P	P	
News stores	P	P	P	P	
Notions or novelty stores, excluding adult~~porn~~ shops	P	P	P	P	
Nurseries and garden supply stores	P	P	P	P	
Paint and wallpaper stores, retail only	P	P	P	P	
Pawn shops	P	P	P	P	
Pet and pet supply shops	P	P	P	P	
Plumbing, electrical shops, etc., sales only	P	P	P	P	
Shoe stores and repair shops	P	P	P	P	
Sporting equipment, gun, bait and tackle, and equestrian shops	P	P	P	P	
Stationery stores	P	P	P	P	
Swap meets	—~~C~~	—C	—C	—C	
Tobacco retailing businesses, hookah lounges and vapor lounges	~~C~~M	~~C~~M	~~C~~M	~~C~~M	
Toy shops, excluding ~~porn~~adult shops	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Small equipment sales and rental, including incidental repairs	P	P	P	P	
Wholesale businesses with samples on the premises but not including storage	P	P	P	P	
Professional and Personal Services					
Auction houses	P	N/A	N/A	N/A	
Administrative and professional offices including business, law, ~~medical, dental, chiropractic,~~ architectural, engineering, community planning, real estate, etc.	P	P	P	P	
Banks and financial institutions	P	P	P	P	
Employment agencies	P	P	P	P	
Laboratories, film, dental, medical, research or testing	P	P	P	P	
Real estate sales offices	P	P	P	P	
Barber and beauty shops	P	P	P	P	
Blueprint and duplicating services	P	P	P	P	
Child day care centers	~~C~~M	~~C~~M	~~C~~M	~~C~~M	
Cleaning and dyeing shops	P	P	P	P	
Costume design studios	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Equipment sale and rental yards and services	~~C~~M	~~C~~M	~~C~~M	~~C~~M	
Fortune telling, spiritualism, or similar activity	~~P~~M	~~P~~M	~~—P~~	~~—P~~	
Laundries and laundromats	~~P~~M	~~P~~M	~~—P~~	~~—P~~	
Dry cleaning shops	~~P~~M	~~P~~M	~~—P~~	~~—P~~	
Locksmith shops	P	P	P	P	
Massage parlors, Turkish baths, health centers and similar personal service establishments	~~P~~M	~~P~~M	~~P~~M	~~P~~M	Chapter 5.36
Photography shops and studios and photo engraving	P	P	P	P	
Post offices, private and USPS	P	P	P	P	
Printers or publishers	P	P	P	P	
Recording studios	P	P	P	P	
Nail/manicure shop	P	P	P	P	
Stained glass assembly	P	P	P	P	
Studios for professional work in or teaching of any form of fine arts,	P	P	P	P	
Tailor shops	P	P	P	P	
Travel agencies	P	P	P	P	
Watch repair shops	P	P	P	P	
Religious, Educational, Labor, and Congregational Uses					
Churches, temples, and other places of religious worship	C	C	~~—C~~	~~—C~~	
Store-front places of worship	M	M	M	M	

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Libraries	P	P	P	P	

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Table 17.40.020-1: Commercial and Mixed-Use Zones - Allowed Uses and Approval Requirements					
Allowed Use	C-G	C-H	MUL	MUH	Additional Requirements
Fraternal lodges, assembly and community halls	~~P~~M	~~P~~M	~~P~~—	—~~P~~	
Schools, business and professional, private	C	C	C	C	
Store-front schools, business and professional, private	M	M	M	M	
Hospitality					
Bed and breakfast uses	P	P	P	P	Chapter 17.260
Hotels, resort hotels and motels	P	P	P	P	
Public Services and Utilities					
Bus stations, including taxi and rail	P	P	P	P	
Underground bulk fuel storage	C	C	C	C	
Heliports	C	C	C	C	
Residential Uses					
Accessory dwelling unit	—~~P~~	—	P	P	Chapter 17.195
~~Mobilehomes~~	~~P~~	—	—	—	
Dwelling, multifamily	—	—	P	P	
Supportive housing	—	—	P	P	Section 17.200.020
Transitional housing	—	—	P	P	Section 17.200.020

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Note:

1 Notwithstanding anything in this Code to the contrary: (a) uses lawfully existing prior to the effective date of Ordinance 253 [October 10, 2025], may continue as originally entitled, (b) uses for which entitlements were granted prior to the effective date but have not yet started or completed needed improvements and/or started operations, may be improved and operate as entitled, and (c) the uses described by (a) and (b) shall be subject to compliance with applicable permits, conditions of approval and this Code, but shall not be considered nonconforming uses subject to Chapter 17.20, where the entitled use shall be considered allowable as permitted by approvals granted under (a) and (b) above.

E. Prohibited Uses. Cannabis cultivation, manufacturing, distribution, and testing laboratories are prohibited in the C-G, C-H, MUL, and MUH zoning districts.

F. Overlay Zones. Allowable uses are subject to any provisions applicable to overlay zones established by Chapter 17.25.

(Ord. 247, 1/15/2025; Ord. 252, 8/13/2025; Ord. 253, 9/10/2025)

§ 17.36.030. Development standards—Commercial.

The development standards listed below are the minimum standards for development within the respective zones.

Table 17.40.030-1 Commercial Zones - Development Standards

Development Standards	C-G	C-H
Lot Dimensions (Minimum)		
Lot Size	3,600 sf	3,600 sf
Lot Width	60 ft	60 ft
Lot Width - flag lot	—	—
Lot Depth	60 ft	60 ft
Setbacks		
Front	10 ft Any portion of a commercial building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than 2 feet for each foot by which the height exceeds 35 feet.	25 ft
Side Yard - Corner	10 ft	10 ft

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Table 17.40.030-1 Commercial Zones - Development Standards		
Development Standards	C-G	C-H
Side Yard - Interior	5 ft	5 ft
Side - Street	10 ft	10 ft
Rear Yard	10 ft including when abutting residential zone.	—
Height		
Primary Building	50 ft	50 ft
Other		
Encroachments	6 ft solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use.	6 ft solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use.
Parking	Automobile storage space shall be provided as required by Chapter 17.155.	Automobile storage space shall be provided as required by Chapter 17.155.
Maximum Lot Coverage	50%	50%
Residential Density	Established by the Wildomar General Plan	

(Ord. 247, 1/15/2025)

§ 17.36.040. Development standards—Mixed use.

The development standards listed below are the minimum standards for development within the respective zones.

Table 17.40.040-1 Mixed Use Zones — Development Standards						
DEVELOPMENT REQUIREMENTS FOR MIXED USE ZONES						
	MUL			MUH		
General Requirements	Vertical Mixed Use	Multifamily Residential	Commercial	Vertical Mixed Use	Multifamily Residential	Commercial
Lot Dimensions (Minimum)						
Lot Width	40 ft			80 ft		
Lot Width - flag lot	40 ft			80 ft		
Development Intensity						

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Table 17.40.040-1 Mixed Use Zones — Development Standards						
DEVELOPMENT REQUIREMENTS FOR MIXED USE ZONES						
	MUL			MUH		
General Requirements	Vertical Mixed Use	Multifamily Residential	Commercial	Vertical Mixed Use	Multifamily Residential	Commercial
Floor area ratio (FAR), maximum for non-residential uses. FAR does not apply to residential uses.	1.5	1.5	1.0	2.0	2.0	1.0
Dwelling units per acre, minimum (vertical mixed-use projects have no minimum dwelling units per acre standard)	0	5	—	30	30	—
Dwelling units per acre, maximum	30	30	—	40	40	—
Setbacks						
Front yard setback (min/ max)	10/15 ft	10/15 ft	10-15 ft	10/15 ft	10/15 ft	10/15 ft
Width of frontage building to maintain minimum setback	70%	60%	70%	80%	75%	80%

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Table 17.40.040-1 Mixed Use Zones — Development Standards						
DEVELOPMENT REQUIREMENTS FOR MIXED USE ZONES						
	MUL			MUH		
General Requirements	Vertical Mixed Use	Multifamily Residential	Commercial	Vertical Mixed Use	Multifamily Residential	Commercial
Maximum interior side yard setback (min/max) except where fire department access shall be required, maximum side yard setback shall be no less than required by the fire department	10/15 ft	10/15 ft	10/15 ft	10/15 ft	10/15 ft	10/10 ft
Minimum side yard abutting non-mixed use residential designated zones	15 ft					
Street side setback (min/max)	10/15 ft	10/15 ft	10/15 ft	10/15 ft	10/15 ft	10/15 ft
Minimum rear yard setback except where fire department access shall be required, maximum side yard setback shall be no less than required by the fire department	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Minimum rear yard setback abutting non-mixed use residential zones	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft

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Table 17.40.040-1 Mixed Use Zones — Development Standards

DEVELOPMENT REQUIREMENTS FOR MIXED USE ZONES

	MUL			MUH		
General Requirements	Vertical Mixed Use	Multifamily Residential	Commercial	Vertical Mixed Use	Multifamily Residential	Commercial
Height						
Building and structure height, maximum	60 ft (excluding architectural features, parapets, etc.)					
Other						
Minimum step back above 35-ft. building height	Minimum 10-ft. step back above 35-ft. building height shall apply to the following: 1. Along primary street frontage. 2. Along property lines that are adjacent to non-mixed use residential designated zoned properties.					
Minimum landscaping requirement	15% of the parcel					
Minimum ground floor commercial requirement for mixed-use projects	10% or 1,500 gross sq. ft. of ground floor per project site, whichever is less. Shall not apply to residential only projects in MUL zone.					

(Ord. 247, 1/15/2025)

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CHAPTER 17.45
MANUFACTURING/INDUSTRIAL AND MEDICAL CENTER ZONES

§ 17.45.010. Purpose.

The purpose of this chapter is to establish districts in the city that provide appropriate locations for manufacturing, industrial, medical center uses, as well as related service and commercial uses. These zones are consistent with and implement the City's General Plan land use designations, as shown in Table 17.45.020-1.
(Ord. 247, 1/15/2025)

§ 17.45.020. Allowed uses and approval requirements.

A. Allowed Uses Table. Table 17.45.020-1 identifies allowed uses and corresponding approval requirements for the manufacturing/industrial and medical center zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article VI, (Definitions) of this Title.

B. Approval Requirements.

1. Where indicated with a letter "P" the use shall be a permitted use by right, and subject to compliance with all applicable provisions of this Title.

2. Where indicated with a letter "M" the use shall be conditionally permitted subject to the approval of a minor use permit, described in Chapter 17.80 (Minor and Conditional Use Permits).

~~2.~~3. Where indicated with a letter "C" the use shall be conditionally permitted subject to the approval of a conditional use permit, described in Chapter 17.80 (Minor and Conditional Use Permits).

~~3.~~4. Where indicated with a "—," the use is prohibited within the zone.

~~4.~~5. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this Title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 17.45.020-1 authorize a use without satisfaction of such specified additional requirements.

C. Unlisted Uses. The allowed use tables of this Title may not include all possible uses. When a specific use is not listed and it is unclear whether the use is permitted by right, permitted conditionally, or prohibited, the Community Development Director or designee appointed by the City Manager may decide, consistent with Chapter 17.100 (Similar Use Determination), that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

D. Uses on Vacant Lots. A ~~Minor or Major~~ Development Review is required for approval when a permitted or conditionally permitted use is proposed for a vacant lot. A ~~Minor or Major~~ Development Review is not required for approval when a permitted or conditionally permitted use is proposed for an existing building.

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
SERVICE, SOCIAL, AND COMMERCIAL USES			
Assisted Living/skilled nursing facilities	~~C~~M	~~C~~M	
Banks and financial institutions	P	P	
Barber and beauty shops	~~P~~M	—	
Blueprint and duplicating services	P		
Child care center	~~C~~M	~~C~~M	
Churches, temples or other structures used primarily for religious worship	C	—	
Store-front place of ~~workship~~workshop	M	M	
Day care centers	~~C~~M	—	
Drive-in theaters	C	—	
Drug stores (with drive-through facilities)	P	P	
Emergency shelters	P	—	Section 17.200.030
Equipment sales, rental and storage	P	—	
Feed and grain sales	P	—	
Florist shops or gift shops	P	P	
Gyms and health clubs	~~C~~M	~~P~~M	
Hardware and home improvement center	P	—	
Health and exercise centers	P	—	
Hospitals and medical centers	C	P	
Hotels	P	P	
Hunting clubs, skeet, trap, rifle and pistol ranges (indoor only)	P	—	
Indoor sports and recreation facilities	P	—	

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Kennels and Catteries	P	—	Chapter 17.225 and Section 6.16.050

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Mobilehome sales lots	~~C~~M	=	
Nurseries and garden supply stores	P	=	
Office equipment sales and service	P	=	
Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering.	P	P	
Parcel delivery services	P	=	
Pharmacies	P	P	
Professional offices, including medical, dental, chiropractic, etc.	P	=	
Restaurants and other eating establishments	P	P	
Sex-oriented businesses	C	=	Chapter 5.40
Telephone exchanges and switching equipment (only in an enclosed building)	P	=	
Urgent care clinics	~~C~~M	~~C~~M	
MANUFACTURING/SERVICE COMMERCIAL			
Beverages, including alcoholic beverages	P	=	
Cannabis cultivation, manufacturing, distribution, and testing laboratories	—	—	Chapter 17.240
Canning and preserving fruits and vegetables	P	=	
Containers, boxes, and crates	P	=	
Cutlery, tableware, hand tools, and hardware	P	=	
Dairy products	P	=	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Furniture products and fixtures including cabinets, partitions, and similar items	P	—	
Glassblowing, pressing, cutting, and other glassware products	P	—	
Grain and bakery products	P	—	
Ice	P	—	
Jewelry	P	—	
Handbags, luggage, footwear, and other personal leather goods	P	—	
Leather, tanning and finishing	C	—	
Measuring devices, watches, clocks and related items	P	—	
Meat and poultry products, not including meat packing or slaughtering	P	—	
Meat packing or slaughtering	C	—	
Musical and recording equipment	P	—	
Office and computing machine manufacture, repair and sales	P	—	
Soaps, cleaners and toiletries	C	—	
Sugar and confectionery products	P	—	
Wearing apparel and accessory products	P	—	
Wineries, distilleries and breweries, including microbreweries and similar	P	—	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
RESEARCH AND DEVELOPMENT			
Laboratories, medical, research or testing centers	P	P	
Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electromechanical nature	P	=	
Manufacture and repair of engineering, scientific and medical instrumentation	P	=	
Medical instruments, supplies, and equipment	P	=	
Office and computing machines manufacture, repair and sales	P	=	
Optical goods, medical instruments, supplies, and equipment and photography equipment	P	=	
Pharmaceutical research and manufacture	P	=	
STORAGE			
Building movers storage yard	P	=	
Cold storage facilities	C	=	
Cold storage plant	P	=	
Contractor storage yards	P	=	
Industrial warehousing and distribution (not to exceed 50,000 sf)	C	=	
Mini-warehouse/storage facilities	C	—	Chapter 17.255
Petroleum and bulk fuel storage	C	=	
AUTOMOTIVE			

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Automobile service stations, with or without concurrent sale of beer and wine for off-premises consumption[1]	C	—	Note applies
Body and fender shops, and spray painting	C	=	
Car and truck washes	C	=	
Draying, freighting and trucking operations	C	=	
Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption[1]	—	—	Note applies
Motorcycles, bicycles and parts manufacture	P	=	
Parking lots and parking structures	P	P	Chapter 17.155
Recreational vehicle and travel trailer manufacturing (with on-site sales)	P	=	
Recreational vehicle and travel trailer manufacturing (without on-site sales)	C		
Recreational vehicle, travel trailer, and boat storage within an enclosed building	C	=	Chapter 17.220 and Section 17.155.070
Truck and trailer sales and rental	~~C~~M	=	
Vehicle and motorcycle repair shops	C	=	
Vehicle storage and impoundment	C	=	
Vehicles, aircraft, boats and parts manufacture	P	=	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
MANUFACTURING AND INDUSTRIAL USES			
Chemicals and Synthetic Products:			
Agricultural chemicals, not including pesticides and fertilizers	C	=	
Fabrication of rubber, plastic, and synthetic products	P	=	
Organic and inorganic compounds, not including those of a hazardous nature	P	=	
Paints and varnishes, and manufacturing and incidental storage	C	=	
Lumber, wood, and paper products:			
Cotton ginning	P	=	
Cotton, wood, and synthetic weaving and finishing mills	C	=	
Fabricated wood buildings and structures	P	=	
Fabrication of manufactured housing and mobilehomes	P	=	
Fabrication of wood buildings and structures	P	=	
Floor covering mills	P	=	
Knitting mills	P	=	
Lumber yards	P	=	
Paper and paperboard mills	P	=	
Paper shredding	P	=	
Paper storage and recycling, not within a building	P	=	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items	P	—	
Saw and plaining mills	C	—	
Yarn and thread mills	P	—	
Stone and Concrete Products:			
Concrete batch plants and asphalt plants	P	—	
Manufacture of concrete, gypsum, plaster and mineral products	P	—	
Rock crushing plants, aggregate washing, screening and drying facilities and equipment, and concrete batching plants;	C	—	
Sand blasting	P	—	
Stone cutting and related activities	P	—	
Metal, Machinery, and Electrical Products:			
Appliance manufacture and repair	P	—	
Blast furnaces	P	—	
Cans and containers	P	—	
Casting, smelting, stamping, and forging metals	P	—	
Control devices and gauges	P	—	
Electrical and electronic apparatus and components	P	—	
Engines, turbines and parts	P	—	
Fabrication of metal buildings	P	—	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Farm, garden construction, and industrial machinery	P	—	
Fencing	P	—	
Foundries	P	—	
Lighting and wiring	P	—	
Lighting fixtures and supplies	P	—	
Machine, welding and blacksmith shops	P	—	
Manufacture of ordinance and firearms, not including explosives	P	—	
Plumbing and heating items	P	—	
Refrigeration and heating equipment	P	—	
Rolling and drawing metals	P	—	
Smelting metal and foundries	P	—	
Tires and tubes	P	—	
Wrought iron fabrication	P	—	
UTILITIES, TRANSPORTATION, COMMUNICATION, AND PUBLIC SERVICES			
Aviation facilities/ heliports	C	C	
Cemeteries, crematories and mausoleums	C	—	
Communications and microwave installations	P	—	
Disguised wireless facilities	P	P	Chapter 17.245
Electric and gas distribution, transmission substations, battery energy storage, telephone, and microwave	C	—	

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Table 17.45.020-1: Manufacturing/Industrial and Medical Center Zones - Allowed Uses and Approval Requirements			
Allowed Use	M-I	M-C	Additional Requirements
Fire and police stations	P	—	
Gas, steam, and oil drilling operations	C	—	
Meteorological towers	P	—	
Post offices	P	—	
Natural gas, above ground storage	C	—	
Radio, television and communications equipment	P	—	
Public utility substations and storage buildings	C	—	
Public utility substations and storage yards	P	—	
Railroad yards and stations	P	—	
Recycling collection facilities	C	—	
Recycling of wood, metal and construction wastes	C	—	
Recycling processing facilities	C	—	
Sewage sludge/organic waste composting facilities	C	—	
Sewage treatment plants	C	—	
Utilities, both public and private	C	—	
Water well and any use appurtenant to the storage and distribution of water	P	—	
Water works facilities, both public and private	C	—	
Water and gas company service facilities	P	—	

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Note:

1 Notwithstanding anything in this Code to the contrary: (a) uses lawfully existing prior to the effective date of Ordinance 253 [October 10, 2025], may continue as originally entitled, (b) uses for which entitlements were granted prior to the effective date but have not yet started or completed needed improvements and/or started operations, may be improved and operate as entitled, and (c) the uses described by (a) and (b) shall be subject to compliance with applicable permits, conditions of approval and this Code, but shall not be considered nonconforming uses subject to Chapter 17.20, where the entitled use shall be considered allowable as permitted by approvals granted under (a) and (b) above.

E. Overlay Zones. Allowable uses are subject to any provisions applicable to overlay zones established by Chapter 17.25.

(Ord. 247, 1/15/2025; Ord. 252, 8/13/2025; Ord. 253, 9/10/2025)

§ 17.45.030. Development standards.

The development standards listed below are the minimum standards for development within the respective zones.

Table 17.45.030-1: Development Standards

Development Standards	M-I	M-C
Lot Dimensions		
Minimum Lot Size	20,000 sf	20,000 sf
Minimum Lot Depth	100 ft	n/a
Minimum Lot Width	100 ft	n/a
Setbacks	The setback area may be used only off-street automobile parking, driveways or landscaping.	
Front	25 ft (A minimum 10-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways.)	50 ft
Side - Interior (adjacent to an industrial zone)	15 ft	20 ft

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Table 17.45.030-1: Development Standards		
Development Standards	M-I	M-C
Side - Facing a Street	25 ft (A minimum 10-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways.)	20 ft
Rear	25 ft	50 ft
Adjacent to a residential zone	25 ft (A minimum 20-foot strip adjacent to residential zones, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall the landscaping be less than 10 feet wide excluding curbing.)	50 ft
Height		
Building(s)	60 ft 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 2 feet for each 1 foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 60 feet in height.	170 ft

(Ord. 247, 1/15/2025)

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CHAPTER 17.50
PUBLIC FACILITIES ZONE

§ 17.50.010. Purpose.

The purpose of this chapter is to establish a public facilities zone district in the City that provides appropriate locations for governmental facilities; utility facilities including public and private electric-generating stations and corridors; landfills; airports; educational facilities; and maintenance yards. This zone is consistent with and implement the City's General Plan land use designations, as shown in Table 17.50.020-1.
(Ord. 247, 1/15/2025)

§ 17.50.020. Allowed uses and approval requirements.

A. Allowed Uses Table. Table 17.50.020-1 identifies allowed uses and corresponding approval requirements for the public facilities zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article VI, (Definitions) of this Title.

B. Approval Requirements.

1. Where indicated with a letter "P" the use shall be a permitted use by right, and subject to compliance with all applicable provisions of this Title.

2. Where indicated with a letter "M" the use shall be conditionally permitted subject to the approval of a minor use permit, described in Chapter 17.80 (Minor and Conditional Use Permits).

~~2.~~3. Where indicated with a letter "C" the use shall be conditionally permitted subject to the approval of a conditional use permit, described in Chapter 17.80 (Minor and Conditional Use Permits).

~~3.~~4. Where indicated with a "—," the use is prohibited within the zone.

~~4.~~5. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this Title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 17.50.020-1 authorize a use without satisfaction of such specified additional requirements.

C. Unlisted Uses. The allowed use tables of this Title may not include all possible uses. When a specific use is not listed and it is unclear whether the use is permitted by right, permitted conditionally, or prohibited, the Community Development Director or designee appointed by the City Manager may make a determination, consistent with Chapter 17.100 (Similar Use Determination) that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

D. Uses on Vacant Lots. A ~~Minor or Major~~ Development Review is required for approval when a permitted or conditionally permitted use is proposed for a vacant lot. A ~~Minor or Major~~ Development Review is not required for approval when a permitted or conditionally permitted use is proposed for an existing building.

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Table 17.50.020-1: Public Facilities Zone - Allowed Uses and Approval Requirements		
Use Type	P-F	Provisions
Aviation facilities/heliports	P	
Cemeteries, crematories and mausoleums	P	
Community centers	P	
Colleges, public and private	P	
Communications and microwave installations	P	
Disguised wireless facilities	P	Chapter 17.245
Electric and gas distribution, transmission substations, battery energy storage, telephone, and microwave	P	
Fire and police stations	P	
Governmental offices	P	
Landfills	P	
Libraries	P	
Meteorological towers	P	
Natural gas, above ground storage	P	
Nursery schools for preschool day care and childcare	P	
Post offices	P	
Public utility substations	P	
Radio, television and communications equipment	P	
Railroad yards and stations	P	
Recycling collection facilities	P	
Recycling of wood, metal and construction wastes	P	
Recycling processing facilities	P	
Schools, public and private	P	
Sewage sludge/organic waste composting facilities	P	
Sewage treatment plants	P	
Storage/maintenance yards	P	

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Table 17.50.020-1: Public Facilities Zone - Allowed Uses and Approval Requirements		
Use Type	P-F	Provisions
Utilities, both public and private	P	
Water well and any use appurtenant to the storage and distribution of water	P	
Water and gas company service facilities	P	

E. Overlay Zones. Allowable uses are subject to any provisions applicable to overlay zones established by Chapter 17.25.

(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.50.030. Development standards.

The development standards listed below are the minimum standards for development within the respective zones.

Table 17.50.030-1: Manufacturing/Industrial Zone - Development Standards	
Development Standards	P-F
Lot Dimensions	
Minimum Lot Size	10,000 sf
Minimum Lot Depth	50 ft
Minimum Lot Width	50 ft
Floor Area Ratio	0.6 FAR for privately held uses. Unlimited FAR for publicly held uses.
Setbacks	The setback area may be used only off-street automobile parking, driveways or landscaping.
Front	25 ft (A minimum 10-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways.)
Side - Interior (adjacent to an industrial zone)	15 ft
Side - Facing a Street	25 ft (A minimum 10-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways.)
Rear	25 ft

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Table 17.50.030-1: Manufacturing/Industrial Zone - Development Standards	
Development Standards	P-F
Adjacent to a residential zone	25 ft (A minimum 20-foot strip adjacent to residential zones, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall the landscaping be less than 10 feet wide excluding curbing.)
Height	
Building(s)	50 ft (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 2 feet for each 1 foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height.)

(Ord. 247, 1/15/2025)

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CHAPTER 17.55
OPEN SPACE ZONE

§ 17.55.010. Purpose.

The purpose of this chapter is to establish residential districts in the city that provide appropriate locations for active and passive recreational uses such as parks, trails, campgrounds, athletic fields, golf courses, and off-road vehicle parks. This zone is consistent with and implement the City's General Plan Land Use designations, as shown in Table 17.55.020-1 Zoning and Implementing General Plan Land Use designations.
(Ord. 247, 1/15/2025)

§ 17.55.020. Allowed uses and approval requirements.

A. Allowed Uses Table. Table 17.55.020-1 identifies allowed uses and corresponding approval requirements for the open space zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article VI, Definitions, of this Title.

B. Approval Requirements.

1. Where indicated with a letter "P" the use shall be a permitted use by right, and subject to compliance with all applicable provisions of this Title.

2. Where indicated with a letter "M" the use shall be conditionally permitted subject to the approval of a minor use permit, described in Chapter 17.80 (Minor and Conditional Use Permits).

~~2.~~3. Where indicated with a letter "C" the use shall be conditionally permitted subject to the approval of a conditional use permit, described in Chapter 17.80 (Minor and Conditional Use Permits).

~~3.~~4. Where indicated with a "—," the use is prohibited within the zone.

~~4.~~5. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this Title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 17.55.020-1 authorize a use without satisfaction of such specified additional requirements.

C. Unlisted Uses. The allowed use tables of this Title may not include all possible uses. When a specific use is not listed and it is unclear whether the use is permitted by right, permitted conditionally, or prohibited, the Community Development Director or designee appointed by the City Manager may make a determination, consistent with Chapter 17.100 (Similar Use Determination) that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

D. Uses on Vacant Lots. A ~~Minor or Major~~ Development Review is required for approval when a permitted or conditionally permitted use is proposed for a vacant lot. A ~~Minor or Major~~ Development Review is not required for approval when a permitted or conditionally permitted use is proposed for an existing building.

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Table 17.55.020-1 Open Space Zone - Allowed Uses and Approval Requirements		
Use Type	O-S	Provisions
Animal keeping, commercial	C	Section 17.225.040
Apiaries	C	Section 17.225.090
Camps	C	
Field and tree crops	C	
Fishing lakes, commercial and noncommercial	C	
Golf courses with standard length fairways and customary appurtenant facilities, including club houses, restaurants, and retail shops	C	
Grazing of animals	C	Section 17.225.070
Guest ranch	C	
Picnic grounds for day use only	C	
Riding academies and stables, commercial and noncommercial	C	

E. Overlay Zones. Allowable uses are subject to any provisions applicable to overlay zones established by Chapter 17.25.

(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.55.030. Development standards.

The development standards listed below are the minimum standards for development within the respective zones.

Table 17.55.030-1: Open Space Zone - Development Standards	
Development Standards	OS
Lot Dimensions	
Lot Size	20 acres
Lot Width	400 ft
Setbacks	
Front	100 ft
Side	50 ft
Rear	50 ft
Height	
All buildings	20 ft

(Ord. 247, 1/15/2025)

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CHAPTER 17.59
OVERLAY ZONES

§ 17.59.010. Purpose.

The purpose of this chapter is to provide appropriate standards and requirements for overlay zones established by Section 17.25.021.
(Ord. 253, 9/10/2025)

§ 17.59.020. (Reserved)

§ 17.59.030. Zone applicability.

Base zones established by Chapter 17.25 apply as described within Article 2 of this Code, in addition to the applicability of the provisions of this chapter.
(Ord. 253, 9/10/2025)

§ 17.59.040. Historic and Downtown District.

The following standards and requirements apply within the Historic and Downtown District (HDD) overlay zone.

A. The main purpose of the HDD overlay zone is to establish a specific plan that will encourage the orderly development of an area envisioned as Wildomar's Historic Downtown with appropriate uses, walkable neighborhoods, and preservation of the City's history.

   1. Proposed nonresidential developments within the HDD overlay zone greater than two acres must initiate a specific plan or planned development, if not already in process as initiated by the City, to ensure coordinated growth and development of the overlay zone.

   2. Proposed nonresidential development within the HDD overlay zone must add to or create a walkable environment that promotes walking, biking, and active transportation.

B. Prohibited uses within the HDD overlay zone, regardless of underlying base zone, include carwashes, service/gas stations, and mini-storage facilities, including outdoor storage of any kind.

(Ord. 253, 9/10/2025)

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Article III
Entitlements~~Land Use Permits~~ And Procedures

CHAPTER 17.60
GENERAL PLAN AND SPECIFIC PLANS

Prior History: Former Ch. 17.60 R-4 Planned Residential Zone, compiled of RCC Ch. 17.60; Ord. 18 § 2, 2008; Ord. 87 §§ 16, 17, 2014; Ord. 99 § 3, 2015; Ord. 189 § 13, 2020; repealed by Ord. 247, 1/15/2025.

§ 17.60.010. Adoption or amendment of the General Plan.

A. The City of Wildomar General Plan, or any part or element thereof, and any amendment to the Plan or any part or element thereof, shall be adopted in accordance with the provisions of Section 65300 et seq. of the Government Code, as now written or hereafter amended, and this chapter. No mandatory element of the General Plan shall be amended more frequently than four times during any calendar year, unless otherwise allowed by Section 65358 of the Government Code. There are no restrictions on the number of amendments made to optional elements or Specific Plans during any calendar year. Subject to that limitation, an amendment may be adopted at any time, as determined by the City Council. Each amendment may include more than one change to the General Plan.

~~B. General Plan Initiation Process (GPIP). Prior to any formal application request to initiate an amendment to the General Plan by an owner of real property (or a person authorized by the owner), the planning department shall bring forward such request as part of a GPIP Pre-Application Review (PAR) review. The GPIP request shall require Planning Commission review and consideration at a public meeting followed up by a recommendation to the City Council. The City Council shall then consider at a public meeting the Planning Commission's recommendation on such General Plan amendment, and provide necessary feed back to an applicant, including any applicable planning department feedback. Upon conclusion of the process, the City Council shall adopt an order by the affirmative vote of not less than a majority of the entire membership of the Council initiating proceedings for a General Plan amendment. The initiation of proceedings by the City Council for the amendment of the General Plan, or any part or element thereof, however, shall not imply any such formal General Plan amendment will be approved.~~

~~C.~~B. General Plan Consistency. No discretionary permit shall be approved pursuant to this Title unless it is determined that the permit is consistent with the General Plan.
(Ord. 247, 1/15/2025)

§ 17.60.020. General Plan amendments.

A. Applicability. This section shall govern the processing of any General Plan Amendment by an owner of real property (or a person authorized by the owner),

~~B. Initiation of Amendment Proceedings. The initiation of proceedings for any amendment pursuant to this section shall require an order of the City Council, adopted by the affirmative vote of not less than a majority of the entire membership of the Council. The adoption of an order by the Council initiating amendment proceedings shall not require a~~

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~~public hearing and shall not imply any such amendment will be approved.~~

~~C. Recommendations for the Initiation of Amendment Proceedings. Either the Community Development Director or the Planning Commission may recommend that the City Council adopt an order initiating proceedings for an amendment pursuant to this section. All such recommendations shall be in writing and shall be submitted to the City Clerk for placement on the agenda of the Council as a matter not requiring a public hearing. Whenever the Community Development Director prepares such a recommendation, the comments of the Planning Commission shall be requested, and any comments shall be included in the submission to the City Council. No public hearing before the Planning Commission shall be required to request such comments.~~

~~D. Private Applications for the Initiation of Amendment Proceedings. The owner of real property, or a person authorized by the owner, shall have the right to request that the City Council adopt an order initiating proceedings for an amendment pursuant to this section. Applications shall be made to the Community Development Director, on the forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees). The Community Development Director shall prepare a report and recommendation on all such applications and shall submit the report and recommendation to the City Clerk for placement on the Council agenda as a matter not requiring a public hearing. Prior to submitting the report and recommendation to the City Clerk, the comments of the Planning Commission shall be requested, and any comments shall be included in the submission to the City Council. No public hearing before the Planning Commission shall be required to request such comments.~~

~~E. Amendment Proceedings and Hearings. After adoption of an order of the City Council initiating proceedings for an amendment pursuant to this section, the amendment shall be processed, heard and decided in accordance with Chapter 17.130 (Amendments to Projects). If the Council adopts orders initiating proceedings for several amendments pursuant to this section, each such amendment may be processed, heard and decided separately or together with other such amendments as determined by the Community Development Director. Hearings and the final decision on any amendment pursuant to this section may occur after the calendar year during which proceedings for the amendment were initiated.~~

(Ord. 247, 1/15/2025)

§ 17.60.030. Findings.

A Planning Commission resolution recommending approval to the City Council of a General Plan Amendment shall include the ~~follosing~~following findings, based on substantial evidence:

A. ~~,~~ ~~t~~That new conditions or circumstances disclosed during the review process justify modifying the General Plan;

B. ~~,~~ ~~t~~That the changes~~modifications~~ are in the public interest (Government Code Section 65358(a));

C. ~~,~~That the change does not conflict with the overall City of Wildomar vision;~~,~~ and

D. ~~T~~that the changes~~it~~ would not create an internal inconsistency among the elements of the General Plan.

The foregoing requirement for findings shall not apply to any amendment to the City of Wildomar vision.
(Ord. 247, 1/15/2025)

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§ 17.60.040. Specific plans.

Specific plans, and amendments thereto, shall be heard and adopted in accordance with the

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provisions of Section 65450 et seq. of the Government Code, as now written or hereafter amended, and in accordance with Chapter 17.65 (Planned Residential Developments) of this Title.
(Ord. 247, 1/15/2025)

§ 17.60.050. Applications for specific plans.

A. The owner of real property, or a person authorized by the owner, shall have the right to request that the City consider a specific plan or an amendment to an existing specific plan for the real property. The right to request consideration of a specific plan or a specific plan amendment does not imply that the specific plan or the specific plan amendment will be approved.

B. Applications shall be made in writing to the Community Development Director on the forms provided by the Planning Department and shall be accompanied by the fee set forth in Chapter 3.44 (Fees). The application shall supply all required information and shall include the following:

1. Wherever a proposed specific plan is for a project subject to the Alquist-Priolo Earthquake Fault Zoning Act, Public Resources Code Section 2621 et seq., a geologic report shall be submitted as required by Chapter 15.76 (Earthquake Fault Area Construction Regulations);

2. Whenever a proposed specific plan will substantially determine the location of any building sites for structures, a flood protection study shall be submitted with the specific plan along with the fee set forth in Chapter 3.44 (Fees).

C. A specific plan shall include text and a diagram or diagrams which specify all of the following in detail:

1. The distribution, location and extent of the uses of land, including open space, within the area covered by the Plan;

2. The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan;

3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;

4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out subsections (C)(1) through (C)(3) of this section.

D. A specific plan shall include a statement of the relationship of the specific plan to the General Plan.
(Ord. 247, 1/15/2025)

§ 17.60.060. Public hearings, General Plan amendments and specific plans.

Proposals to adopt or amend the City of Wildomar General Plan, any part or element thereof, and any specific plan, shall be heard in the following manner:

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A. The Planning Commission shall hold a public hearing on the matter. Notice of the public hearing shall be given pursuant to Section 17.125.080 (Public Hearing Procedure) of this Title.

B. After closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and transmit it to the City Council with a copy mailed to the applicant, if any. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the City Council and shall be deemed a recommendation to deny the proposal.

C. Upon receipt of a recommendation of the Planning Commission on adoption or amendment of the General Plan, the City Clerk shall set the matter for public hearing before the City Council at the earliest scheduled meeting date and shall give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.

D. After closing the public hearing, the City Council shall render its decision within a reasonable time. A decision to adopt or amend the General Plan, or any part or element thereof, shall be made by resolution, which resolution shall be adopted by the affirmative vote of not less than the majority of the total membership of the Council. The City Council may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any substantial modification of the Planning Commission's recommendation not previously considered by the Commission shall first be remanded back to the Commission for its consideration and recommendation. The Planning Commission shall hold a public meeting thereon, and report its decision back to the City Council within 60 days.

E. A proposal to adopt or amend any part or element of the General Plan shall not be approved by the City Council until all procedures required by CEQA and the City's CEQA Guidelines have been completed.

(Ord. 247, 1/15/2025)

§ 17.60.070. Reports on conformity with the General Plan.

A. The Community Development~~Planning~~ Department is designated as the planning agency, under the provisions of Section 65402 of the Government Code, and any similar provision of state law, to report on public acquisitions, dispositions, abandonments, and construction, as to conformity with the City of Wildomar General Plan.

B. Whenever any City department or a public agency is processing a project that requires a report under the provisions of Section 65402 of the Government Code, or any similar provision of state law, application shall be made to the Community Development Director on forms provided by the Community Development~~Planning~~ Department and shall supply all requested information, including the following:

1. The name, address and telephone number of applicant, including information regarding any cooperating or involved agencies;

2. The legal basis for the project on an estimated time schedule for development or action to be taken;

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3. The location, address or legal description of the subject property or area, together with a site plan and description of the proposed project and uses;

4. The location of adjacent streets, easements, utilities, and other features, both natural and constructed, that may affect or be affected by the proposal;

5. Development plans of any proposed construction, including such structural features as may be required to determine if the proposal is in conformity with the General Plan and any specific plan in effect in the area.

C. Within 40 days after receipt of a completed application, the Community Development Director shall make a report to the applicant as to the conformity of the location, purpose and extent of the proposed project with the General Plan.

D. Within 10 days after the date of mailing or delivery of the report of the Community Development Director, the applicant may appeal, in writing, to the Planning Commission on the form provided by the Community Development~~Planning~~ Department. Upon receipt of a completed appeal accompanied by the fee set forth in Chapter 3.44 (Fees), the Community Development Director shall set the matter for hearing before the Planning Commission, not less than five nor more than 35 days thereafter, and shall give written notice of the hearing, by mail, to the appellant. The decision of the Commission shall be made within 30 days following the close of the hearing, shall be final, and a copy shall be mailed to the appellant.

E. The provisions of subdivision (a) of Section 65402 of the Government Code shall not apply to:

1. The disposition of the remainder of a larger parcel which was acquired and used in part for street purposes;

2. Acquisitions, dispositions, or abandonments for street widening or alignment projects, provided such projects are of a minor nature.

F. The provisions of subdivision (b) of Section 65402 of the Government Code shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature.

(Ord. 247, 1/15/2025)

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CHAPTER 17.65
PLANNED RESIDENTIAL DEVELOPMENTS

§ 17.65.010. Standards for planned residential developments.

Planned residential developments (PRDs) are custom zones designed to accommodate specific projects, providing development standards that vary from the standard requirements of the City's residential zoning districts. A PRD can be used to address site-specific conditions or can be proposed to allow the development of residential products than cannot be accommodated by standard residential zoning.
(Ord. 247, 1/15/2025)

§ 17.65.020. General requirements for all PRDs.

A. PRDs may be established on any property designated by the General Plan for residential use.

B. The PRD is a replacement for standard residential zoning and shall be designated as PRD on the zoning map. If a property does not have the PRD Zoning designation, the applicant shall be required to process a Change of Zone in accordance with Chapter 17.145 (Development Cide and Zoning Map Amendments) of this Title.

C. The total number of dwelling units in a PRD project may not exceed that which would be permitted by the general plan land use designation for the property. The permitted density may be reduced from the maximum potential per the General Plan if it is determined to be necessary to achieve compatibility with the area in which the development is located.

D. A variety in housing types is desired to provide visual interest and provide a range of housing types within the community.

E. PRDs may not be used to establish different permitted and/or conditional uses than are included in the City's standard residential zoning districts.

F. A subdivision map is required to process a PRD and shall prepared substantially in accordance with the conditions of approval thereof and the requirements of this section, shall be recorded pursuant to Title 16 of the municipal code.
(Ord. 247, 1/15/2025)

§ 17.65.030. Mandatory PRD contents.

All PRDs shall include development standards (in written and/or illustrative form, as appropriate) for the following:

A. Yards Setbacks and Building Separations. Minimum setbacks must be established by the PRD. Setbacks should be based on the proposed residential product type and configuration, topography and compatibility with the area in which the development is located.

B. Height Limits. All PRDs shall establish height limits for all types of structures. Maximum permitted height limits lower than those permitted in standard zoning districts may be established if it is determined to be necessary for a planned development to achieve compatibility with the area in which the development is located.

C. Open Space. All PRDs shall include standards for open space, recreation, and community

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amenities.

D. Maintenance of Common Areas. All PRDs must provide a mechanism for the funding of ongoing maintenance of common areas in a manner acceptable to the City.

E. Community Design and Unit Placement. All PRDs must include standards for the design and placement of individual housing units and/or multifamily buildings. These standards must ensure that privacy from unit to unit and from unit to private open space is maximized, including window placement and orientation of units. These standards shall seek to minimize conflict between pedestrian and auto movements and to reduce the visual prominence of garage doors for individual units.

F. Other Standards. All PRDs must identify the standard zoning district to be consulted for standards (such as permitted and conditionally permitted uses) which are not addressed in the PRD.

(Ord. 247, 1/15/2025)

§ 17.65.040. Standards applicable to all PRDs.

The following development standards shall apply to all PRDs, whether or not they are included in the PRD document:

A. Screening. A six-foot-high masonry wall shall be constructed on any project boundary line where it is determined necessary to protect the adjacent property and ensure compatibility with the area in which the development is located.

B. Setbacks at Project Boundaries. In no case shall building setbacks from a project's exterior streets and boundary lines be less than 10 feet. All other setbacks and building separations shall be established by the site plan and development standards of the PRD.

C. Minimum Open Space Requirement. Not less than 40% of the net area of a project shall be used for open area or recreational facilities, or a combination thereof. The net area of a project shall be determined by excluding all streets, drives, and automobile storage areas. Neighborhoods should be arranged around common open space and amenities to create a sense of place.

D. Streets and Circulation. All streets shall be designed and constructed in accordance with City standards. The circulation plan shall demonstrate a hierarchal street pattern design to promote a sense of place and provide a logical progression to community amenities and project entrances.

(Ord. 247, 1/15/2025)

§ 17.65.050. Special requirements for age-restricted PRDs.

The following specific requirements apply to all PRD developments intended for senior citizens:

A. Design. The overall development shall be designed for ease of use by persons of advanced age. Not less than one accessible route for handicapped persons to all on-site facilities shall be provided. Where public facilities exist, such as bus stops, sidewalks and drop-off zones, accessible routes for handicapped persons shall be provided.

B. Location. Developments shall be located in areas which offer services to the aged, such as transportation, shopping, recreation, and nutrition programs.

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C. Elevators. No building shall be constructed that exceeds one story in height unless it contains elevators for the use of the occupants. Residential buildings which exceed one story shall provide additional elevators if they are needed due to the number of units or project design proposed. Elevators shall be spaced in order to minimize the walking distance from the elevators to the residential units.

D. Recreation. Common recreational facilities or buildings designed for senior citizen use shall be provided for the use of the occupants.

E. Medical. Medical offices and convalescent facilities, not including hospitals, may be required for the use of the occupants.

F. Handicapped Units. At least 10% of the residential units shall be adaptable for handicapped persons. Those units shall meet the standards set forth in the California Code of Regulation, Title 24.

(Ord. 247, 1/15/2025)

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CHAPTER 17.70
VARIANCE

§ 17.70.010. Purpose.

This chapter is intended to provide a mechanism for relief from the strict application of Title 17 where it would deprive the property owner of privileges enjoyed by similar properties because of the subject property's unique and special conditions.
(Ord. 247, 1/15/2025)

§ 17.70.020. Procedures.

A. Application. Applications for a variance shall be filed with the Planning Department on the prescribed application forms. In addition to any other application requirements, the application for a variance shall include written evidence by the applicant showing that the requested variance conforms to the required findings set forth in Section 17.70.030 (Required Findings).

B. Public Notice and Hearing. All applications for Variances shall require a public notice in a manner as outlined in Section 17.125.080 (Public Hearing Procedure) and a public hearing pursuant to Section 17.125.090 (Noice of Decision).
(Ord. 247, 1/15/2025)

§ 17.70.030. Required findings.

Approval, or conditional approval, of a variance by the Planning Commission shall meet all of the following findings. The Commission shall deny an application for a variance if, based on all of the evidence in the public record, it is unable to make all of the required findings:

A. There are unique, exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the vicinity and identical zone, and City of Wildomar that the granting of a variance will not constitute a granting of a special privilege inconsistent with the limitations on the property in the vicinity and identical zone;

B. The granting of the application is necessary to prevent a physical hardship which is not of the applicant's own actions or the actions of a predecessor in interest;

C. The granting of the application will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare or convenience; and

D. The granting of the variance will be consistent with the general purposes and objectives of Title 17, any applicable specific plans, and the General Plan.
(Ord. 247, 1/15/2025)

§ 17.70.040. Conditions of approval.

Any variance granted shall be subject to such conditions as are necessary so that the adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated, and which are necessary to protect the health, safety and general welfare of the community.

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(Ord. 247, 1/15/2025)

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CHAPTER 17.75
DEVELOPMENT AGREEMENT

§ 17.75.010. Purpose.

The purpose of this chapter is to provide procedures and requirements for consideration of development agreements in compliance with the provisions of California Government Code Sections 65864 through 65869.5. The purpose of development agreements is to benefit the public, in that:

A. Development agreements increase the certainty in the approval of development projects, thereby preventing the waste of resources, reducing the cost of development to the consumer, and encouraging investment in and commitment to comprehensive planning, all leading to the maximum efficient utilization of resources at the least economic cost to the public.

B. Development agreements provide assurance to the applicant for a development project that upon approval of the project, the applicant may proceed with the project in accordance with existing policies, rules, and regulations, and subject to conditions of approval, thereby strengthening the public planning process, encouraging private participation in comprehensive planning, and reducing the economic costs of development.

C. Development agreements enable the City to plan or and finance public facilities, including, but not limited to, streets, sewerage, transportation drinking water, school, and utility facilities, thereby removing a serious impediment to the development of new housing.

(Ord. 247, 1/15/2025)

§ 17.75.020. Applicability.

A. Only a person who has legal or equitable interest in the subject property, which is the subject of the development agreement, or his/her authorized agent, may submit an application for a Development Agreement.

B. The City may enter into a development agreement with a person having legal or equitable interest in property within the City or unincorporated territory within that City's sphere of influence.

(Ord. 247, 1/15/2025)

§ 17.75.030. Alterations.

In approving a development agreement, the approving authority may make alterations to the proposal to ensure that the proposed agreement will comply with the required findings.
(Ord. 247, 1/15/2025)

§ 17.75.040. Findings for approval.

Pursuant to Government Code Section 65867.5, a development agreement shall be approved by ordinance and is subject to referendum. Prior to approving a development agreement as prescribed by this chapter, the approving authority shall make all the following findings:

A. The proposed development agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan.

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B. The proposed development agreement is compatible with the uses authorized in, and the regulations prescribed for, the zone in which the real property is or will be located.

C. The proposed development agreement is in conformity with and will promote public convenience, general welfare and good land use practice.

D. The proposed development agreement will not be detrimental to the health, safety and general welfare within the City.

E. The proposed development agreement will not adversely affect the orderly development of the property or the preservation of property values.

F. The proposed development agreement will promote and encourage the development of the proposed project by providing a greater degree of requisite certainty for the developer.

G. The proposed development agreement that includes a subdivision, and any tentative map prepared for the subdivision, will comply with the provisions in Government Code Section 66473.7.

(Ord. 247, 1/15/2025)

§ 17.75.050. Notice of decision.

Written notice of decision on the development agreement application shall be provided in accordance with Section 17.125.100 (Approval Authority).
(Ord. 247, 1/15/2025)

§ 17.75.060. Effective date.

Development agreements shall become effective on the date specified in the agreement. For development agreements a relating to property located outside the City limits within the City's Sphere of Influence which shall not become operative unless annexation proceedings annexing the property to the City are completed within the period of time specified by the agreement.
(Ord. 247, 1/15/2025)

§ 17.75.070. Required content.

A. A development agreement shall specify:

1. The duration of the agreement.

2. The permitted uses of the property.

3. The density or intensity of the use.

4. The maximum height and size of proposed buildings.

5. Provisions for preservation or dedication of land for public purposes.

B. The development agreement may include conditions, terms, restrictions and requirements for subsequent discretionary actions. The agreement may provide that construction shall be commenced within a specific time and that the project or any phase thereof be completed within a specified time. The agreement may also include terms and conditions relating to applicant or public financing of necessary public facilities and subsequent reimbursements.

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C. For development agreements including property located outside the City limits within the Sphere of Influence, the agreement shall specify a time period by which annexation of the subject property is to be completed.

(Ord. 247, 1/15/2025)

§ 17.75.080. Execution and recordation.

A. After the ordinance approving the development agreement takes effect, the City shall enter into the development agreement by signature of the Mayor or his/her designee.

B. The City shall not execute a development agreement until it has been executed by the applicant.

C. Not more than 10 days following the execution of a development agreement by the City, the City Clerk shall record with the County Recorder a copy of the executed agreement.

(Ord. 247, 1/15/2025)

§ 17.75.090. Periodic review—Violation of agreement.

A. The Community Development Director shall conduct a public hearing for the periodic review of compliance with the agreement at least every 12 months in accordance with Sections 17.125.080 through 17.125.120, inclusive. The applicant shall be required to demonstrate good faith compliance with the terms of the agreement. Where the Community Development Director finds, based on substantial evidence, that the applicant, or successor in interest thereto, has not complied in good faith with the terms and conditions of the agreement, the City Council may take action as authorized by Government Code Section 65865.1. The City Council may impose such terms and conditions on the action it takes as it considers necessary to protect the interests of the City. The decision of the City Council shall be final.

B. For development agreements including property located outside the City limits within the Sphere of Influence, should annexation of the subject property not be completed within the period of time specified by the agreement, or any extension thereof, the agreement is null and void.

(Ord. 247, 1/15/2025)

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CHAPTER 17.76
MINOR AND CONDITIONAL USE PERMITS

Prior History: Former Ch. 17.80 C-R Rural Commercial Zone, compiled of RCC Ch. 17.84; Ord. 18 § 2, 2008; Ord. 190 § 6, 2020; repealed by Ord. 247, 1/15/2025.

§ 17.76.010. Purpose.

The Use Permit review and approval process is intended to apply to uses that are consistent with the with the goals, objectives, and policies of the General Plan and purposes of the zone where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will be compatible with the surrounding area and uses.
(Ord. 247, 1/15/2025)

§ 17.76.020. Applicability.

Whenever any section of this Title requires that a minor or conditional use permit be granted prior to the establishment of a use, the following provisions shall take effect.
(Ord. 247, 1/15/2025)

§ 17.76.030. Application.

Applications for a conditional or minor use permit shall be made in writing to the Community Development Director on the forms provided by the Planning Division~~epartment~~ and shall be accompanied by the filing fee as set forth in Chapter 3.44 (Fees).
(Ord. 247, 1/15/2025)

§ 17.76.040. Public notice and hearing.

A. The Planning Commission shall be the appropriate hearing body for and shall have the authority to approve all conditional use permit applications in accordance with the provisions of this chapter.

B. The Community Development Director shall be the appropriate decision body for and shall have the authority to approve all minor use permit applications in accordance with the provisions of this chapter.

1. At least 10 days prior to decision on a minor use permit, the Community Development Director shall mail a public notice to all property owners of real property within a 600-foot radius of the project boundary. This notice shall include the minimum information specified in Chapter 17.125 (Common Application Processing Procedures) of this Title.

2. Interested parties may submit written comments during the public noticing period to the City, which the Community Development Director may consider before rendering a decision.

3. Upon closing of the public notice period, the Community Development Director may approve, approve subject to conditions, or disapprove the minor use permit, or refer the m~~M~~inor u~~U~~se p~~P~~ermit to the Planning Commission, where the permit will be processed in accordance with the ~~following the~~ conditional use permit process. Notification of the decision shall be provided to all interested parties.

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C. -Notwithstanding the above or, any other provision herein to the contrary, the approval or hearing on any minor or conditional use permit application that also requires the approval of a General Plan amendment, specific plan amendment, or change of zone shall be heard in accordance with the provisions of Chapters 17.60 and 17.145, whichever is applicable, and all the procedural requirements and rights of appeal as set forth therein, shall govern the hearing.

(Ord. 247, 1/15/2025)

§ 17.76.050. ~~Required use permit f~~Findings for Decision.

The review authority must make all of the following findings to approve or conditionally approve a use permit application. The inability to make one or more of the findings is grounds for denial of an application:

A. The proposed use is consistent with the General Plan and any applicable specific plan;

B. The proposed use is consistent with the intent of the zone it is located in and complies with all applicable provisions of this Title and other applicable provisions of the Wildomar Municipal Code;

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C. The proposed use will not have an adverse effect to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

D. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;

E. The site is physically suitable in terms of design, location, shape, size, and operating characteristics of the proposed use and for the provision of public and emergency vehicle access, public protection services, and utilities;

~~D.~~F. The proposed use complies with adopted design and development standards applicable to the zone the use is located in, unless waived or modified pursuant to the provisions of this Title.

(Ord. 247, 1/15/2025)

§ 17.76.060. Conditions of approval.

In approving a use permit, the City may impose reasonable conditions or restrictions to achieve compliance with the findings ~~found in~~required by this chapter~~the following outcomes~~. The City may also require reasonable guarantees and evidence that such conditions are being, or will be, complied with. ~~All c~~Conditions of approval imposed on uses/projects ~~by the Planning Commission shall~~may also be consistent with at least one of the following objectives:

~~A. Ensure that the proposal conforms in all significant respects with the Wildomar General Plan and with any other applicable plans or policies adopted by the City Council;~~

~~B. Achieve the general purposes of this Title or the specific purpose of the zone in which the project is located;~~

~~C.~~A. ~~Achieve the findings for a use permit listed in Section 17.80.050 (Required Use Permit Findings).~~)Ensure regulated uses operate as intended by this Title or approved under the use permit; or

~~D.~~B. Mitigate any potentially significant impacts identified because of environmental review conducted in compliance with the California Environmental Quality Act.

§ 17.76.070. Periodic Review.

The City may conduct a periodic review of the permit to ensure proper compliance with this Development Code and any developmental or operational conditions imposed by the review authority.

§ 17.76.080. Permit to run with land.

A use permit approved in compliance with the provisions of this Chapter, including Section 17.76.090, shall continue to be valid on the land for which it was approved upon a change of ownership of the business, parcel, service, structure, or use that was the subject of the permit application in the same area, configuration, and manner as it was originally approved in compliance with this Chapter. Use permits are not transferable to other lands within Wildomar. Establishment of the same use on a different property requires a new use permit application.

§ 17.76.090. Existing conditional use.

A conditional use legally established prior to the effective date of this Development Code or prior to the effective date of subsequent amendments to the applicable regulations or zone boundaries, shall be allowed to continue; provided that it is operated and maintained in compliance with the conditions prescribed at the time of its establishment, if any.

(Ord. 247, 1/15/2025)

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CHAPTER 17.85
DEVELOPMENT REVIEW~~, MAJOR~~

§ 17.85.010. Purpose.

Development review provides a method for the City to review development proposals based on size, site characteristics and type of project.
(Ord. 247, 1/15/2025)

§ 17.85.020. ~~Major d~~Development review.

A. Requirements. A ~~major~~ development review permit is required for any development project that does not qualify for a minor development review as described in Chapter 17.90.

B. Approving Authority. The Planning Commission shall be the designated approving authority for ~~major~~ development review applications. The Planning Commission shall approve, approve with conditions, or deny applications for major development review after making the required findings.

C. Issuance of Permits. ~~Major development~~ Development review approval is required prior to issuance of any building or grading permits and prior to or in conjunction with discretionary action on corresponding development applications (e.g., ~~conditional~~ use permit, variance).

D. Procedure for Application Processing. The procedures for application processing shall be as provided in Chapter 17.125 (Common Application Processing Procedures).

E. Findings. ~~Major d~~Development review shall be granted only when the following findings have been made in writing:

1. The proposed ~~use~~ development is consistent with the General Plan and any applicable specific plan.

2. The proposed development~~use~~ is consistent with the intent of the zone it is located in and complies with all applicable provisions of this Title and other applicable provisions of the Wildomar Municipal Code;

3. The proposed development~~use~~ will not have an adverse effect to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

4. The proposed development~~use~~ complies with adopted design and development standards applicable to the zone the use is located in, unless waived or modified pursuant to the provisions of this Title.

(Ord. 247, 1/15/2025)

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CHAPTER 17.90
DEVELOPMENT REVIEW, MINOR

§ 17.90.010. Purpose.

Development review provides a method for the City to review development proposals based on size, site characteristics and type of project.
(Ord. 247, 1/15/2025)

§ 17.90.020. Minor development review.

A. Requirements. A minor development review permit is required for the following items:

1. Model home complex site plan for single-family residential subdivisions;
2. New construction of a multifamily residential project with fewer than 10 units;
3. New construction of a nonresidential building or structure of less than 5,000 square feet (e.g., commercial, office, industrial, public/quasi-public);
4. Additions of more than 1,000 square feet and less than 5,000 square feet to nonresidential buildings or structures;
5. The exterior remodel of multifamily residential buildings or structures or nonresidential buildings or structures;
6. Permanent and seasonal outdoor seating.
6.7. Other similar structures as determined by the Community Development Director.

B. Exemptions. The following structures are exempt from development review ~~(minor or major)~~. However, such structures may require Zoning Clearance to ensure compliance with adopted Building Code standards and applicable Title 17 provisions:

1. Single-family home on a single lot;
2. Additions to, or the exterior remodel, of single-family residential homes;
3. Additions of less than 1,000 square feet in size to nonresidential buildings or structures;
4. Residential a~~A~~ccessory structures, including accessory dwelling units, consistent with the provisions in this Title;
5. Repairs and maintenance to the site or structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure; and
6. Interior alterations that do not change the permitted use of the structure.
6.7. Other similar structures as determined by the Community Development Director.

C. Approving Authority. Refer to Table 17.-125.110-1, Designated Authority for Approval.

~~C.~~D. The Community Development Director has the discretion to determine that a request requires a minor development permit and can be processed ~~ministerially~~administratively as deemed appropriate.

~~D.~~E. The Community Development Director has the discretion to determine that ~~the~~ a request

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requires a ~~major~~ development permit or should be elevated to the Planning Commission or City Council as deemed appropriate.

~~E.~~F. Procedure for Application Processing. The procedures for application processing shall be as provided in Chapter 17.125 (Common Application Processing Procedures).

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~~F.~~G. Findings. Approval of a minor development review is subject to the following findings as made by the Community Development Director in writing:

1. The proposed use is consistent with the Wildomar General Plan and any applicable specific plan.

2. The proposed use is consistent with the intent of the zone it is located in and complies with the standards of the applicable provisions of this Title and applicable provisions of the Wildomar Municipal Code;

3. The proposed use will not have an adverse effect to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

4. The proposed use complies with adopted design and development standards applicable to the zone the use is located in, unless waived or modified pursuant to the provisions of this Title.

(Ord. 247, 1/15/2025)

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CHAPTER 17.95
REASONABLE ACCOMMODATIONS

§ 17.95.010. Purpose.

This chapter provides a procedure to request a reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (together, the Acts) in the application of Zoning laws and other land use regulations, policies, and procedures.
(Ord. 247, 1/15/2025)

§ 17.95.020. Applicability.

A. A request for reasonable accommodation may be made by any person with a disability, their representative, or any entity, when the application of a requirement of this Title or other City requirement, policy, or practice acts as a barrier to fair housing opportunities for a person with a disability, as defined by the Acts. A person with a disability is a person who has a physical/mental impairment or medical condition that limits or substantially limits one or more major life activities, anyone who is regarded as having such disability, or anyone who has a record of such disability.

B. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

C. A reasonable accommodation is granted to the household that needs the accommodation and does not apply to successors in interest to the site.

D. A reasonable accommodation may be granted in compliance with this section without the need for the approval of a variance.
(Ord. 247, 1/15/2025)

§ 17.95.030. Procedure.

A. Application. A request for reasonable accommodation shall be submitted on an application form provided by the planning department or in the form of a letter to the Community Development Director, and shall contain the following information:

1. The applicant's name, address, and telephone number;
2. Address of the property for which the request is being made;
3. The current actual use of the property;
4. The basis for the claim that the individual is considered disabled under the acts;
5. Title 17 provision, regulation or policy from which reasonable accommodation is being requested; and
6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

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B. Review with Other Land Use Applications. If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (including ~~conditional~~ use permit, development review, etc.), then the applicant shall file the information required by Section 17.95.030(A), Application, together for concurrent review with the application for discretionary approval.

(Ord. 247, 1/15/2025)

§ 17.95.040. Review authority.

A. Community Development Director. Requests shall be reviewed by the Community Development Director.

B. Other Review Authority. A request for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the Community Development Director. The other discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application and be provided with the findings made by the Community Development Director.

(Ord. 247, 1/15/2025)

§ 17.95.050. Review.

A. Community Development Director Review. The Community Development Director shall make a written determination within 45 days of the application being deemed complete and either grant, grant with modifications, or deny a request for reasonable accommodation.

B. Other Review Authority. Written determination regarding a request for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be made by the Community Development Director within 30 days of the application being deemed complete, who shall either grant, grant with modifications, or deny a request for reasonable accommodations.

(Ord. 247, 1/15/2025)

§ 17.95.060. Approval findings.

The written decision to grant or deny a request for reasonable accommodation will be consistent with the acts and shall be based on consideration of the following factors:

A. Whether the housing in the request will be used by an individual considered disabled under the acts;

B. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual considered disabled under the acts;

C. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;

D. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including, but not limited to, land use and zoning.

(Ord. 247, 1/15/2025)

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§ 17.95.070. Conditions of approval.

In granting a request for reasonable accommodation, the review authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings. The conditions shall also state whether the accommodation granted shall be removed in the event that the person for whom the accommodation was requested no longer resides on the site.
(Ord. 247, 1/15/2025)

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CHAPTER 17.96
SIMILAR USE DETERMINATION

Prior History: Former Ch. 17.100 SP Zone Requirements And Standards For Specific Plan No. 336, compiled of RCC Ch. 17.106; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.96.010. Purpose.

The allowed use tables of this Title may not include all possible uses. When a specific use is not listed and it is unclear whether the use is permitted by right, permitted conditionally, or prohibited, the similar use determination establishes a process for the review and possible addition of new uses to the allowed use tables.
(Ord. 247, 1/15/2025)

§ 17.96.020. Applicability.

A similar use determination is required when a use is not specifically listed in this Title but may be allowed if it is determined to be similar in nature to a use that is permitted by right or conditionally permitted.
(Ord. 247, 1/15/2025)

§ 17.96.030. Application and required fees.

A. Application Filing and Processing. Applications for a similar use determination shall be filed and processed in accordance with the applicable procedures contained in Chapter 17.125 (Common Application Processing Procedures).

B. Application Fees. Application fees shall be collected in accordance with the provisions of Chapter 3.44 (Fees).
(Ord. 247, 1/15/2025)

§ 17.96.040. Findings for approval.

Prior to approving a similar use determination (Chapter 17.100), the approving authority shall make all the following findings:

A. The characteristics of and activities associated with the proposed use are equivalent to one or more of the listed uses and will not involve a higher intensity of activity, environmental impact, or population density than other uses permitted in the zone.

B. The proposed use is consistent with the purposes of the applicable zone.

C. The proposed use is consistent with the goals and policies of the adopted General Plan and any applicable specific plan.
(Ord. 247, 1/15/2025)

§ 17.96.050. Notice of decision.

Written notice of decision shall be provided within five business days of the date of decision to the applicant and interested parties who have requested notices in writing. The notice shall include:

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A. The application request as acted upon by the approving authority.

B. The action taken by the approving authority.

C. Findings as listed for the approval.

D. The deadlines, criteria and fees for filing an appeal.
(Ord. 247, 1/15/2025)

§ 17.96.060. Effective date.

Similar use determinations shall become effective on the date of approval unless a timely appeal has been filed. Upon filing of a timely appeal, the effective date shall be suspended until such time that final action is taken on the appeal.
(Ord. 247, 1/15/2025)

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CHAPTER 17.105
TEMPORARY USE AND TEMPORARY EVENTS PERMITS

§ 17.105.010. Purpose.

The City Council hereby determines that temporary events and temporary use permits provide a process for administrative review for short-term activities that may not meet the normal development or use standards of the applicable zoning district but may be acceptable because of their temporary nature. The intent of these regulations is to ensure that the temporary event or temporary use does not adversely impact the long-term uses of the same or neighboring sites, or impact the general health, safety, and welfare of persons residing within the community. The City Council has enacted the following provisions to regulate and control, in a content-neutral manner, temporary uses that are conducted in the City.
(Ord. 247, 1/15/2025)

§ 17.105.020. Permit required.

Except as otherwise provided in this Title, the temporary uses listed in this section shall require the issuance of a temporary use permit (TUP), or temporary event permit (TEP) under a TUP for events, from the Community Development Director prior to establishment of the use or commencement of the event. The Community Development Director may impose conditions on the approval of a temporary use or event permit. Temporary events must substantially comply with the standards outlined in Section 17.105.040 of this chapter.
(Ord. 247, 1/15/2025)

§ 17.105.030. Temporary use regulations.

A. Exempt Temporary Uses. The following temporary uses are exempt from the permit requirements of this section, provided they comply with the development standards listed below.

1. Emergency Facilities. Temporary facilities to accommodate emergency public health and safety needs and activities.

2. Construction Office and Yards—On-Site. Office and ~~Y~~yards ~~and sheds~~ for the storage of materials and equipment used as part of a construction project, provided a valid building permit has been issued and the materials and equipment are stored on the same site as the construction activity.

3. Miscellaneous. Activities conducted on public property or within the public right-of-way that are approved by the City or as otherwise required by the Wildomar Municipal Code, or temporary uses established by the City of Wildomar, or contractors on the city's behalf, on private property or property owned by the city.

~~3.~~4. Non-recurring Farmers Market (Certified). An outdoor market on public (City) or private property where farmers and other producers of agricultural and related foodstuffs and products are sold, including non-agricultural products. A certified farmers' market is subject to the provisions of Food & Agriculture Code Sections 47000 et seq. Exempt markets may be single events or markets that do not exceed twelve (12) events per calendar year between the hours of 8:00 a.m. to 10:00 p.m.

B. Temporary Use Permit Required. The following temporary uses and activities may be allowed, subject to the issuance of a temporary use permit. An ~~complete~~ application for a temporary use shall be submitted to the Community Development~~Planning~~ Department at

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least 60 days prior to the scheduled use ~~and include a minor or major development review application~~ accompanied by the required filing fee outlined in Chapter 3.44 of the WMC. The application package shall ~~also~~ include a site plan exhibit and a signed letter from the property owner authorizing said temporary use. The following temporary uses require a TUP:

1. Construction Office and S~~s~~torage. An offsite temporary construction office or storage used during the construction of a ~~main building or buildings on the same site as part of a~~ development project within the City of Wildomar, provided a valid building permit has been issued for the development project.

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2. Model Homes. A model home or model home complex may be authorized before the completion of subdivision improvements.

3. Temporary Real Estate Offices, Including Sales Trailers and Related Facilities. May be established within the area of an approved residential subdivision project, solely for the first sale of homes. In addition, conditions of approval regulating the hours of operation, landscaping, or other aspects as deemed necessary may be imposed as part of the temporary use permit.

4. Seasonal Sales Lots. Temporary seasonal sales activities (e.g., Christmas trees, pumpkin sales, and other similar outdoor sales) may be permitted in any commercial or industrial zoning district, or on any religious facility or school site that abuts a collector or arterial roadway as designated in the Wildomar General Plan. Seasonal sales may be permitted in any nonresidential zoning district upon issuance of a temporary use permit. The term of permit shall not exceed 60 calendar days per calendar year.

5. Craft-Vendor Fair/Open-Air Market. An outdoor or indoor temporary use located on private or public (City) property, except vacant and/or unimproved land where non-agricultural products are sold, including, but not limited to, arts, crafts, candy, soaps, balms, cosmetics, ceramics, bread, cheese, clothing, and handmade crafts (such as seasonal goods, ornaments, hand-dipped or rolled candles, etc.) and similar items and products for sale to the general public. Items such as meat, poultry, fish, etc., and similar foods will be allowed only to the extent there is proper refrigeration and Riverside County Health Department approval, as applicable. Craft-Vendor fair/ open-air markets shall be allowed no more than twelve~~six~~ times per calendar year between the hours of ~~8:00 a.m. to 8:00 p.m. (Sunday through Thursday) and~~ 8:00 a.m. to 10:00 p.m. ~~(Friday through Saturday)~~. Any event exceeding twelve~~six~~ times per calendar year shall require approval of a minor~~conditional~~ use permit by the Community Development Department~~Planning Commission~~. A new temporary use permit will be required every calendar year.

6. Farmers Market (Certified). An outdoor market on public (City) or private property where farmers and other producers of agricultural and related foodstuffs and products are sold, including non-agricultural products. A certified farmers' market is subject to the provisions of Food & Agriculture Code Sections 47000 et seq. Farmers' markets shall be allowed weekly and ~~no more than six times per calendar year~~ between the hours ~~of 8:00 a.m. to 8:00 p.m. (Sunday through Thursday) and~~ 8:00 a.m. to 10:00 p.m. ~~(Friday through Saturday). Any event exceeding six times per calendar year shall require approval of a conditional use permit by the Planning Commission.~~

7. Temporary dwellings, including mobilehomes, when a primary dwelling is being constructed or remodeled may be permitted, provided a valid building permit has been issued. The temporary dwelling shall be limited to a maximum of one year and then must be removed from the premises. Recreational vehicles are prohibited as a temporary dwelling.

8. Temporary Outdoor Parking Lot Dining.

   a. Temporary parking lot dining that utilizes required parking spaces for outdoor dining for its customers shall be temporary in nature, shall not increase the general intensity of the restaurant use, shall facilitate safe business operations, and shall not exceed a period of time equal to 12 months.

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i. If the business owner would like to convert the temporary outdoor parking lot dining area to a permanent feature, then the business owner shall, with the written authorization of the property owner, submit a substantial conformance application at least six months before expiration of the temporary use. The substantial conformance application will be subject to the same safety features listed below, including the required parking analysis.

ii. If the number of parking spaces is reduced below the minimum required for the site, the Community Development Director may consider~~require~~ bicycle rack parking in accordance with the provisions of Section 17.155.060 (Bicycle Parking Facilities).

b. Temporary parking lot dining must include safety improvements to protect customers, including, but not limited to, raised platforms (equal to height of adjacent walkway to meet ADA requirements), bollards placed 36 inches on center, K-rails around the perimeter of the parking spaces used for outdoor dining or other similar safety barriers.

c. The Community Development Director may require a parking analysis based on existing site conditions as part of the substantial conformance review.

d. The applicant shall first receive written approval from the property owner prior to submitting a temporary use permit application and shall include the letter in the application package.

e. The parking lot dining area shall not encroach into any drive aisles or fire lane.

f. The applicant shall be responsible for obtaining the proper state A.B.C. license approval if alcohol is served in the outdoor dining area. Said state A.B.C. approval shall be submitted with the application package.

g. The restaurant owner shall agree to indemnify the City and sign the indemnity clause on the temporary use permit application.

9. Temporary Use of Land.

a. The Community Development Director may approve, conditionally approve, or deny the temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time not to exceed twelve~~six~~ months.

b. The Planning Commission may approve, conditionally approve, or deny the temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time that exceeds twelve~~six~~ months.

c. In both cases, an encroachment permit may be needed from the Public Works Department prior the use of the land.

10. When a temporary use is not specifically listed in this section, the Community Development Director shall determine whether the proposed use is similar in nature to listed use(s) and shall establish the term and make necessary findings and

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conditions for the particular use.

11. The Community Development Director may grant extension of times to any temporary use, including temporary events, if the project use has not changed and the use will not be detrimental to health, safety and public welfare, or as allowed by the conditions of approval.

C. Findings for Temporary Uses. A temporary use permit shall meet all the findings below. If the Director does not make all of these findings, the temporary use permit shall be denied.

1. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

2. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

3. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this Title.

D. Conditions. In approving a temporary use permit, the Director may impose such applicable conditions to ensure the protection of the public health, safety, and general welfare. Such conditions may include, but not be limited to, the following:

1. Measure to minimize impact on adjacent uses, such as buffers, hours of operation, lighting requirements, and/or parking measures.

2. Property maintenance requirements to ensure that each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use.

3. Appropriate performance guarantees/security may be required before initiation of the use to ensure proper cleanup after the use is finished.

4. Other conditions of approval deemed reasonable and necessary to ensure that the approval would be in compliance with the findings above, including conditions of approval identifying the life of the permit and any available extensions.

~~4.~~5. Bond and Insurance. The Community Development Director may require an applicant for a TUP to post a bond, or to otherwise financially secure that the site where the temporary use will be located, in order to restored to its original condition and that the City is fully reimbursed for any unanticipated expenses related to abatement of the temporary use or required improvements. The Community Development Director shall determine the amount of the bond or other security, and the applicant shall post it with the Community Development Department.

E. Revocation. A temporary use permit may be revoked pursuant to and in accordance with Section 17.125.150 (Revocation of Variance and Permits).

(Ord. 247, 1/15/2025)

§ 17.105.040. Temporary event regulations.

~~Notwithstanding any other provision of this chapter to the contrary, a "major event" shall only be held indoors in an established facility as defined in this chapter. A "minor event" may be held indoors in an established facility or outdoors.~~ All ~~major and minor~~ temporary events shall comply

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with the following use regulations.

~~A. Temporary Event Permit Application. A complete application for a major or minor temporary event shall be submitted to the Community Development Director, or designee, at least 60 days prior to the scheduled event, or as otherwise approved by the City Manager, or designee. The application shall include a minor or major development review accompanied by the required filing fee. The application package shall also include a signed letter from the underlying property owner authorizing said event on the property in question. If the event is held within a multi-tenant commercial center, the application package shall also include a signed letter from each business owner that may be affected~~

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by the event.

~~B. Use Time Limitation. A major or minor temporary event shall be allowed no more than six times per calendar year subject to the requirements specified in subsection C below. Any event exceeding six times per calendar year shall require approval of a conditional use permit by the Planning Commission.~~

~~C.~~A. Requirements for Temporary Uses~~Approval~~. ~~The Community Development Director shall approve a major or minor t~~Temporary events ~~provided~~must substantially conform~~ance~~ with~~all of~~ the following requirements~~ are complied with~~.

~~1. The use limitation discussed in subsection B of this section has not been exceeded by the same applicant.~~

~~2.~~1. There is no pending code enforcement action on the property underlying the proposed event location.

~~3.~~2. A noise, and lighting mitigation plan for events held at night and parking plan shall be approved by the Planning Division~~epartment for events held at night~~.

~~4.~~3. An access a~~nd parking~~ plan has been approved by the Public Works Director, if applicable.

~~5.~~4. A fire protection plan has been approved by the Fire Department, if applicable.

~~6.~~5. A security operations plan has been approved by the Police Department, if applicable.

~~7.~~6. If food is prepared and served as part of the event, the applicant shall obtain a permit from Riverside County Environmental Health Department. A copy of the approved permit shall be submitted with the application package.

~~8.~~7. If alcohol is proposed for sale for on-site consumption, the applicant shall obtain the appropriate license from the State Department of Alcohol Beverage Control (ABC). A copy of the approved license shall be submitted~~ with the application package~~ to the Planning Division.

~~9.~~8. The event shall not block, restrict, or impair any of the following:

a. The public's view of another business or activity on the property where said event is being held.

b. The public's view of business signage for adjacent tenants in the commercial center where said event is being held.

c. The view or visibility of the operator of any motor vehicle.

d. The movement of any pedestrian or motor vehicle on the public right-of-way.

e. The points of ingress and egress to the commercial site where the event is being held.

~~10.~~9. No signage may be located in the public right-of-way without the approval of an encroachment permit made by the City Engineer.

~~11.~~10. Any signage/banners proposed to be used for the event shall comply with the regulations outlined in Chapter 17.180 (Signs).

~~12.~~11. Temporary tents or shade structures/easy-ups are permitted to be used to shade

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vendors and their products if approved or cleared by the Fire Marshal and Building Official.

~~D. Hours of Operation. A major or minor temporary event shall be permitted only between the hours of 8:00 a.m. to 8:00 p.m. (Sunday through Thursday) and 8:00 a.m. to 10:00 p.m. (Friday through Saturday). Any event outside of these hours shall be approved by the City Council prior to the temporary event application submittal to the Planning Department.~~

~~E.~~B. Bond and Insurance. The Community Development Director may require an applicant for a ~~major and/or minor~~temporary event to post a bond, or to otherwise financially secure that the event location is restored to its original condition and that the City is fully reimbursed for any unanticipated law enforcement or emergency medical expenses. The Community Development Director shall determine the amount of the bond or other security and the applicant shall post it with the Community Development Department ~~Chief Building Official~~. The Community Development Director may also require an applicant for a ~~major and/or minor~~temporary event to obtain indemnity or liability insurance naming the City as the insured if the event is held on public property.

~~F.~~C. Advertising/Ticket Sales. No person shall advertise, sell, or furnish tickets for a ~~minor~~temporary event until a permit has been obtained for the event in accordance with this chapter.

~~G.~~D. Revocation. A minor event permit may be revoked pursuant to and in accordance with Section 17.125.150 (Revocation of Variances and Permits).

(Ord. 247, 1/15/2025)

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CHAPTER 17.110
PERMITS FOR HOME-BASED BUSINESSES

§ 17.110.010. Purpose.

The purpose and intent of the home-based business permit is to establish a lawful home-based business within an existing residential dwelling, and to establish a review procedure so that certain home-based businesses may be established in residential neighborhoods under conditions that will ensure their compatibility with the surrounding neighborhood. They are intended to protect the rights of the residents to engage in certain home-based business that are harmonious with a residential environment. Cottage industries shall be allowed subject to the standards in this chapter.
(Ord. 247, 1/15/2025)

§ 17.110.020. Applicability.

A. Home-Based Business Permit Required. The provisions of this chapter shall apply to the operation of a home-based business in the primary residential dwelling. A home-based business permit is intended to allow for registered, independent enterprises conducted within homes, which are clearly incidental and secondary to the use of the dwelling unit, and are compatible with surrounding residential uses.

B. Permit Required. A home-based business shall not commence operation prior to being approved and receiving a concurrent valid business registration permit pursuant to Chapter 5.68 (Business Registration and Licensing Program) of the Wildomar Municipal Code.

C. Prohibited Home-Based Businesses. Certain uses are not compatible with residential activities and shall be prohibited. Prohibited home-based businesses shall include those that do not meet the criteria of Section 17.110.060.
(Ord. 247, 1/15/2025)

§ 17.110.030. Development standards—Home-based business.

A home-based business, including in-home offices, shall be allowed within a primary dwelling unit on property used for residential purposes, subject to the following conditions:

A. The use of the dwelling for a home-based business shall be clearly incidental and subordinate to its primary use as a residence by its inhabitants. The establishment and conduct of a home-based business shall not change the principal character or use of the dwelling unit or property involved and be subject to the following.

1. There shall be no exterior evidence of the conduct of a home-based business, including outdoor display of equipment, materials, or supplies related directly or indirectly to the home-based business activity. A home-based business shall be conducted entirely within the residence or an attached garage, with the exception of tutoring in sports.

2. Only the residents of the dwelling unit may work for the home-based business.

3. There shall be no signs, banners or flags identifying or advertising the home-based business.

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4. The home-based business shall not create vehicular or pedestrian traffic in excess of that which is normal for the residential neighborhood in which it is located.

5. The required residential off-street parking shall be maintained per Chapter 17.155 (Parking and Loading) of Title 17.

6. There shall be no separate entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home-based business, unless required by local or state law;

7. There shall be no storage, process, procedure, substance, or chemical used which is hazardous to public convenience, health, safety, or general welfare or that changes the fire safety or occupancy classifications of the residence.

8. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or causes fluctuations in line voltage outside the dwelling unit shall be prohibited. Home-based business activities shall not produce dust, glare, noxious matter, or vibrations beyond the subject property lines.

9. Except as provided in paragraph 10, home-based businesses may have a maximum of one customer or vendor on the premises at any one time, between 8:00 a.m. and 8:00 p.m., Monday through Saturday. Home-based businesses shall not host customers or vendors on the premises more frequently than one customer or vendor within a two-hour time period.

10. Home-based businesses involving tutoring of students in music, academics, dance, swimming, or tennis at a residence may have a maximum of six nonresident students at any one time, and no more than 12 nonresident students during any one day. Sports related tutoring may be conducted between 8:00 a.m. and 8:00 p.m., Monday through Saturday.

11. The home-based business use shall not have utility services modifications, other than those required for normal residential use that would be classed as commercial or industrial in load or design.

12. The home-based business shall comply with all noise, lighting, nuisance, health/ safety, and other applicable City and state regulations.

(Ord. 247, 1/15/2025)

§ 17.110.040. Prohibited home-based business.

A. Automotive sales or repair (body or mechanical), upholstery and painting.

B. Medical offices, clinics and laboratories.

C. Cannabis dispensaries and sales.

D. Household appliance repairing.

E. Welding.

F. Industrial uses of any kind.

G. Outdoor storage uses of any kind.

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H. Similar uses as determined by the Community Development Director.
(Ord. 247, 1/15/2025)

§ 17.110.050. Cottage food and microenterprise home kitchen operations.

A. Cottage foods operations are required to obtain a home-based business permit and City Business Registration and shall be permitted as defined by Health and Safety Code Section 113758, conducted only within a dwelling that contains the dwelling's kitchen and shall not be allowed in a garage or other accessory building.

1. There shall be no on-premises sale of goods except as allowed for a Cottage Food Operation by Health and Safety Code Section 114365 and with a valid County of Riverside Cottage Food permit from the Department of Environmental Health. Occasional transport of goods from the premises for off-site sale may occur. Internet sales are not considered on-premises sale of goods.

B. Microenterprise Home Kitchen Operations are required to obtain a home-based business permit and City Business Registration and shall be permitted as defined by Health and Safety Code Section 114367 conducted only within a dwelling that contains the dwelling's kitchen and shall not be allowed in a garage or other accessory building.

1. There shall be no on-premises sale of goods except as allowed for a Microenterprise Home Kitchen Operations by Health and Safety Code Section 114367 and with a valid County of Riverside Microenterprise Home Kitchen Operations food permit from Department of Environmental Health. Occasional transport of goods from the premises for off-site sale may occur. Internet sales are not considered on-premises sale of goods.

(Ord. 247, 1/15/2025)

§ 17.110.060. Application and required fees.

A. Application Filing and Processing. Applications for home-based business permits shall be filed and processed in accordance with this chapter and Chapter 5.68 of the Wildomar Municipal Code.

B. Application Fees. All fees shall be provided by the applicant before the application is submitted and accepted for processing.

C. Business Registration Required. All home-based businesses shall be required to obtain approval of a City business registration in accordance with Chapter 5.68 of the Wildomar Municipal Code.

D. Owner Consent. For home-operated businesses conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to submittal of an application for a home-based business permit and business registration.

(Ord. 247, 1/15/2025)

§ 17.110.070. Approval authority.

The Community Development Director, or authorized representative(s), is authorized to administratively approve a home-based business permit. A public hearing shall not be required for issuance of a home-based business permit, unless subject to an appeal.

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(Ord. 247, 1/15/2025)

§ 17.110.080. Findings for approval.

A. Home-Based Business Permit. Prior to approving an application for a home-based business permit, the approving authority shall make all the following findings:

1. The proposed home-based business is consistent with the adopted General Plan and any applicable specific plan, as applicable.

2. The proposed home-based business meets all applicable development and operational standards for development and other provisions of this Title.

3. The establishment, maintenance, or operation of the home-based business will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the City.

(Ord. 247, 1/15/2025)

§ 17.110.090. Effective date.

A home-based business shall become effective immediately on the date an approval is issued by the approving authority.
(Ord. 247, 1/15/2025)

§ 17.110.100. Expiration.

An approved home-based business permit shall run concurrently with a valid Business Registration and shall be renewed annually on the anniversary date the permit and registration were issued.
(Ord. 247, 1/15/2025)

§ 17.110.110. Extension of time.

No extensions of time are necessary as an approved home-based business permit does not expire.
(Ord. 247, 1/15/2025)

§ 17.110.120. Modifications.

Any modification to an approved home-based business permit shall be processed as a new application.
(Ord. 247, 1/15/2025)

§ 17.110.130. Transferability.

Home-based business permits are not transferrable to another property or business operator without approval of a new application and approval of a new business registration.
(Ord. 247, 1/15/2025)

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CHAPTER 17.115
SIGN PERMIT

§ 17.115.010. Purpose.

No person shall erect, use, or maintain signs in the incorporated area of the City, except in accordance with the following provisions. The changing of an advertising message or customary maintenance of legally existing signs shall not require a permit pursuant to this section. All signs shall be constructed, used, and maintained in accordance with Chapter 17.180 (Signs).
(Ord. 247, 1/15/2025)

§ 17.115.020. Permit procedure.

A. Application. In addition to all other applicable federal, state, and local laws, rules, regulations, and ordinances, no permanent or temporary signs shall be placed, erected, used or maintained until a sign permit or a temporary sign permit has been issued by the Chief Building Official on the form provided by the building department accompanied by the required filing fee. The contents of the application shall be determined by the Chief Building Official.

B. Standards. Sign permit applications shall be reviewed for compliance with the sign regulations and standards outlined in Chapter 17.180 of this Title.

(Ord. 247, 1/15/2025)

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CHAPTER 17.116
PRE-APPLICATION REVIEW (PAR) PROCEDURES

Prior History: Former Ch. 17.120 A-1 Light Agriculture Zone, compiled of RCC Ch. 17.120; Ord. 18 § 2, 2008; Ord. 87 § 2, 2014; repealed by Ord. 247, 1/15/2025.

§ 17.116.010. Purpose.

Pre-application review (PAR) is a required procedure for all development proposals identified below. The purpose of PAR is to:

A. Advise a prospective applicant of current City standards and requirements;

B. Assess whether a prospective applicant's development proposal is consistent with the Wildomar General Plan, Title 17, and other current City standards and requirements before a formal application is actually filed and fees are paid;

C. Shorten the length of time required to process a formal development proposal once it has been accepted for processing;

D. Encourage development proposal designs which are sensitive to environmental and developmental constraints, and which lessen the need for subsequent costly and time consuming redesigns;

E. Provide a written record of staff's assessment of a development proposal in the form of a PAR staff review

F.

G.

H.

§ 17.116.020. Classifications.

Development proposals which are subject to a PAR application are noted below.

1.

Table 17.120.020-1: Development Proposal Types
General Plan Amendments and Zone Changes
Specific Plans and Amendments to Specific Plans
Development Agreements
Minor Use Permit (for all use types) as determined by the Director
Conditional Use Permits (for all use~~development~~ types)
~~Major~~ Development Review Permits (all development types) as determined by the Director
Revised Permits (all types)
Tentative Parcel Maps (all types)
Tentative Tract Maps (all types)
Vesting Maps (all types)
Development Projects under S~~b~~B 330

(Ord. 247, 1/15/2025)

Final requests for specific uses identified in the PAR letter.

(Ord. 247, 1/15/2025)

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§ 17.116.030. Applications.

A. The Community Development Director has the discretion to determine that a PAR application is not required for a proposed project as deemed appropriate.

~~A.~~B. Every PAR application shall be made in writing to the Community Development Director on the forms provided by the Planning Department. The application shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code. All primary exhibits or maps submitted with an application must be clearly drawn and legible.

~~B.~~C. The amount of information which an applicant must submit with a PAR application increases with the complexity of the development proposal. ~~The information required under subsections C and D of this section is considered to be the minimum required, and T~~the Community Development Director may require additional information if the information submitted does not adequately define the proposal.

~~C. All PAR applications submitted by an applicant shall submit a PAR site plan packet containing the following information:~~

~~1. Name, address and telephone number of the applicant;~~

~~2. Name, address and telephone number of the land owner;~~

~~3. Name, address and telephone number of the map or exhibit preparer;~~

~~4. Assessor's parcel number(s) and, if available, the property's address;~~

~~5. Scale of the site plan exhibit (i.e., number of feet per inch). The exhibit must use an engineer's scale (i.e., one inch equals 10 feet or an even multiple of 10 feet). An architect's scale is only acceptable for floor plans, elevations and landscaping plans;~~

~~6. North arrow;~~

~~7. Title of the exhibit (e.g., "Development Review," "Tract Map No.," etc.);~~

~~8. Proposed improvement schedule (i.e., Schedule "A," "B," "C," etc.) as noted in Title 16 where applicable;~~

~~9. Overall dimensions and approximate total net and gross acreage of the property;~~

~~10. Project boundary lines;~~

~~11. Existing and proposed Zoning and land use of property as well as existing Zoning and land use of surrounding property;~~

~~12. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation,~~

~~13. Identify waste disposal system proposed (i.e., subsurface septic system or sewer);~~

~~14. Location and dimensions of existing dwellings, buildings or other structures, labeled as existing, and indicating whether they will remain or be removed;~~

~~15. Setback dimensions of existing structures and paved areas that are to remain;~~

~~16. Vicinity map inset showing the site's relationship to major highways, access roads, and cities. Paved roads both existing and proposed must be labeled or shown by heavy dark lines. Streets, alleys, and rights-of-way providing legal access to the property~~

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~~must be indicated. A north arrow for the vicinity map inset is also required.~~

~~17. FEMA mapped floodplains and floodways including zone designations, when applicable;~~

~~18. For land divisions:~~

~~a. Proposed lot lines and approximate lot dimensions, or~~

~~b. Proposed boundary lines and approximate dimensions for each lot or space in the case of mobilehomes or recreational vehicles.~~

D. The exact dimensions of each lot, space or site are unnecessary. For example, although there may be some variation in size and/or shape, if most lots are expected to be a 60-foot wide and 100-foot deep rectangle, then all lots may be represented this way on the PAR site plan exhibit;

1. If the project is within a specific plan, the specific plan planning area number and the land use designation of the subject property and all surrounding property;

2. For condominiums, mobilehome parks, or recreational vehicle parks:

a. Number each condominium, mobilehome, or recreational vehicle space and indicate the total number of each type of unit, lot or space,

b. Delineate common areas, open space, and recreational areas. For each area, give its dimensions, acreage, any proposed uses, and the name of the proposed owner(s) or entity(ies) who will maintain it.

E. The exact dimensions of each lot, space or site are unnecessary. For example, although there may be some variation in size and/or shape, if most lots are expected to be a 60-foot wide and 100-foot deep rectangle, then all lots may be represented this way on the PAR exhibit;

1. As required by Title 16, a restricted single-family residential subdivision (i.e., R-2 zone), shall provide the following: building footprints, floor plan assignments, proposed setbacks, pad elevations, street grades, and all cut and fill slopes in excess of one foot in vertical height.

(Ord. 247, 1/15/2025)

§ 17.116.040. Procedures.

Once the Community Development Director determines that a PAR application is submitted and complete, the Community Development Director shall:

A. Distribute the PAR application packet to city departments, applicable outside agencies and affected special districts for review and comment;

B. Conduct an internal PAR review meeting to discuss the development proposal after the City departments, applicable outside agencies and affected special districts have had two weeks to review the proposal.

C. Within four weeks after the PAR application is submitted and reviewed, the planning department shall prepare a PAR staff review comment letter for the applicant.

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(Ord. 247, 1/15/2025)

§ 17.116.050. Pre-application review letter.

A. The PAR letter shall contain staff review comments on the applicant's development proposal but shall not constitute or be considered approval or denial of the development proposal. Although the content of the PAR letter will depend on the type of proposal, its proposed location, the background information provided by the applicant, and other factors, the letter shall generally provide the applicant with the following types of information:

1. Any applications which must be filed to process the proposal as well as any timing requirements associated with filing such applications. Applications which may be required include, but are not limited to, the following: General Plan amendments, specific plans, change of zone, tract maps, and parcel maps;

2. Any special technical studies (including CEQA studies) which must be filed to process the proposal as well as any timing requirements associated with filing such special studies. Special studies which may be required include, but are not limited to, the following: fiscal impact, service and infrastructure impact, private debt burden, biological, archeological, paleontological, geological, flood, traffic, slope stability and noise studies;

3. Any special plans which must be filed to process the proposal. Special plans which may be required include, but are not limited to, the following: conceptual grading plans, detailed grading plans, stormwater pollution prevention plans, dust control plans, and area development plans;

4. Compliance with the City's single-family/multi-family residential, and commercial design standards and guidelines;

5. Current application processing fees.

6. Any major environmental issues associated with the proposal, including the possible need for an MND or EIR subject to the anticipated environmental assessment;

7. Any major design considerations associated with the proposal (e.g., internal drainage design or limitations on density);

8. The availability of water, sewer, and fire flow rate;

9. The changes that staff will require before making an approval recommendation, or a statement that an approval recommendation will not be made given the proposal's present configuration;

B. ~~No issues other than those identified in the PAR letter shall be raised by staff during processing of the development proposal, unless the formal proposal introduces a new site plan or use type.~~ The PAR letter shall be valid for one year from the date thereof.

C. Where the Community Development Director subsequently determines, however, that conditions have changed or that the existing information does not fully address all significant concerns, staff may require an additional study or studies not specified in the PAR letter. Similarly, City and special district policies may change during the letter's one-year life, and policy recommendations, which were valid when the letter was issued, may

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or may not be valid when the development proposal is filed and processed. In such cases, the development application will be subject to City and special district policies in effect at the time of filing or hearing, whichever is appropriate. State and federal policies and laws unknown or not effective at the time of PAR may also affect the subsequent application.

D. Notwithstanding the above, the PAR letter shall not in any manner whatsoever bind the appropriate hearing officer or approval authority and shall not preclude such hearing officer or approval authority from requiring additional information or studies or from making additional recommendations in the course of the decision-making process.

(Ord. 247, 1/15/2025)

§ 17.116.060. Revisions.

The PAR letter shall apply to the formal development proposal described in the PAR application. Substantial revisions to the proposal after issuance of the PAR letter which do not conform to the comments of the letter shall invalidate the letter. To process a substantially revised proposal, a new PAR application and a new application fee will be required of the applicant. For the purposes of this section, the Community Development Director shall determine whether or not revisions made are substantial.

(Ord. 247, 1/15/2025)

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CHAPTER 17.125
COMMON APPLICATION PROCESSING PROCEDURES

§ 17.125.010. Purpose and applicability.

The purpose of this chapter is to establish procedures necessary for the efficient processing of land use and development applications, permits and other approvals. These common procedures apply to all permits and approvals described in this Title, unless superseded by a specific requirement of Title 17 or state law.
(Ord. 247, 1/15/2025)

§ 17.125.020. Applications.

A. All applications for a permit or approval, as identified in this Title, must be submitted to the Planning Department on a completed City application form designated for the specific proposal.

B. Minimum submittal requirements shall be established by the Community Development Director and are listed on each application type. Additional information specific to the permit or approval and necessary for the complete analysis of an application may be required by the Community Development Director. All required material, information and fees shall be provided by the applicant before the application is submitted and accepted for processing.

C. All applicable processing fees as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code for each development application type shall be submitted simultaneously with the proposed development application(s), development plans and technical studies. Applications initiated by the City shall not require an application fee.
(Ord. 247, 1/15/2025)

§ 17.125.030. Initiation of application.

Applications may be initiated by any interested party, the Community Development Director, Planning Commission or City Council, except that for any application proposing the specific use or development of land, such application shall only be initiated by either of the following:

A. Property owners or all contract purchasers of a subject property, or any person authorized in writing to act as an agent of the owner or contract purchasers.

B. Public agencies or utilities that have statutory rights of eminent domain for projects they have the authority to construct.
(Ord. 247, 1/15/2025)

§ 17.125.040. Determination of completeness.

A. Initial Determination. Within 30 days of application submittal, the Community Development Director shall determine whether the proposed development application is complete in accordance with Government Code Section 65493 (Permit Streamlining Act). The Community Development Director shall notify the applicant in writing that one of the determinations has been made:

1. Complete Application. All submittal requirements have been satisfied and the

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application has been deemed complete for processing.

2. Incomplete Application. Specific information is missing and is still necessary to complete the application. The incomplete letter may also identify design review comments from each City department and preliminary information regarding the areas in which the submitted application is not in compliance with City development standards, design requirements and application requirements.

B. Application Resubmittal. Any application resubmittal shall include the application determination letter and applicant response letter where in the resubmittal the additional information can be found.

C. Determination on Resubmittal. Within 30 days of submittal of a revised development application package, in response to a determination of incompleteness, the Community Development Director shall determine whether the resubmitted application is complete. The Community Development Director shall notify the applicant in writing that a determination has been made.

D. Right to Appeal. The applicant may appeal the determination in accordance with Section 17.125.110 (Appeals) and California Government Code Section 65493 (Permit Streamlining Act). A final written determination on the appeal shall be rendered not later than 60 days after receipt of the applicant's written appeal.

(Ord. 247, 1/15/2025)

§ 17.125.050. Application review and report.

A. After acceptance of a complete application, the project shall demonstrate compliance with Title 14 of the California Code of Regulations (CEQA Guidelines). If Title 14 of the California Code is amended, such amendments will govern City procedures.

B. The Community Development Director may refer an application for review and comment to any other government agency and/or City department that he/she determines appropriate to ensure compliance with all provisions of this Title, the Wildomar Municipal Code, and other adopted policies and plans.

C. Reports for an application shall be prepared and disseminated as follows:

1. For applications decided at the administrative level, the Community Development Director will prepare a report for the file, including a decision to approve, conditionally approve, alter, or deny the application.

2. For applications to be heard by the Planning Commission and/or City Council, the Community Development Director will oversee preparation of a report to the recommending authority, if applicable, and designated approving authority describing the project and may include a recommendation to approve, conditionally approve, alter, or deny the application. The report shall be provided to the applicant prior to consideration of the application at least 72 hours prior to the meeting, or with the agenda packet for the meeting, whichever is earlier. The report may be amended as necessary or supplemented with additional information at any time prior to the hearing to address issues or information not reasonably known at the time the report is prepared.

(Ord. 247, 1/15/2025)

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§ 17.125.060. Withdrawal of application.

A. Request. The Community Development Director may withdraw any application upon written request by the applicant or authorized agent representative prior to the final determination on the application.

B. Notice of Withdrawal. The Community Development Director shall mail a notice of withdrawal to the applicant within three business days to notify the applicant that the application has been withdrawn and that all processing of the application has been terminated. A copy of the notice shall be placed in the project file. If the applicant subsequently wishes to pursue the project, a new application, including fees, plans, exhibits and other materials must then be filed in compliance with the Chapter.

C. Fees Partially Refunded. Partial refunds of unused permit fees collected by the City may be granted, at the discretion of the Community Development ~~and Administrative Services~~ Director~~s~~ only if, prior to staff making a determination or recommendation on the application, the applicant submits a written request to withdraw the application.

(Ord. 247, 1/15/2025)

§ 17.125.070. Public hearing and notice.

A. Public Hearing Required. Where required pursuant to this Title, the following procedures shall govern the public notice and public hearing for a permit or other approval.

B. Notice of Public Hearing.

1. Content. The notice of public hearing shall include the following information:

   a. Date, time and place of hearing.

   b. Identification of the reviewing or approving authority.

   c. Location of project.

   d. Project description.

   e. CEQA determination statement, if applicable.

   f. Statement related to appeals and challenges, if applicable.

   g. Information on the availability and location of staff reports and public review materials.

2. Delivery. Pursuant to California Government Code Sections 65090 to 65094, not less than 10 days before the scheduled date of a hearing, public notice shall be given of such hearing in the manners listed below.

   a. Notice of public hearing shall be published in at least one newspaper of general circulation in the City at least 10 days prior to a scheduled public hearing.

   b. Except as otherwise provided herein, notice of the public hearing shall be mailed, postage prepaid, to the owners of property within a minimum radius of 600 feet (1,000 feet for GPA's, Zone Changes and Specific Plans) of the exterior boundaries of the property involved in the application or to 25 property owners

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within a radius of up to one mile around the project, whichever is greater, as determined by the Community Development Director, using for this purpose the last known name and address of such owners as shown on the last equalized assessment roll or those names and addresses known to the City. The radius may be increased as determined to be necessary and desirable by the Director based on the nature of the proposed project.

c. If the number of owners exceeds 1,000, the City may in accordance with the Government Code, in lieu of a mailed notice, provide notice by placing a notice of at least 1/8 page in one newspaper of general circulation within the City.

d. Notice of the public hearing shall be mailed to the owner of the subject real property or the owner's authorized agent, to the project applicant, and to each local agency expected to provide water, sewerage, schools or other essential facilities or services to the proposed project and whose ability to provide such facilities or services may be significantly affected.

e. Notice of the public hearing shall be posted at City Hall and the local U.S. Post Office.

f. Notice of the public hearing shall be posted on the property in accordance with the requirements of Ordinance No. 135. The number and location of the posted notices shall be as follows:

i. For properties five acres or less in size, one sign per improved street frontage shall be posted on site.

ii. For properties greater than five acres in size, two signs per improved street frontage shall be posted on site.

iii. For properties that are unusually shaped or within a unique location, the Community Development Director may determine the location(s) for posted notices or require additional noticing of the proposed project.

g. Notice of the public hearing shall be mailed to any person who has filed a written request for such notice and provided self-addressed stamped envelopes. Alternatively, a notice can be emailed at no cost upon subscribing to the City's list serve.

h. In addition to the notice required by this section, the City may give notice of the hearing in any other manner it deems necessary or desirable

C. Requests for Notification. Any person who requests to be on a mailing list for notice of hearing shall submit such request in writing to the City Clerk. The City may impose a reasonable fee for recovering the cost of such notification.

D. Receipt of Notice. Failure of any person or entity to receive any properly issued notice required by law for any hearing required by this Title shall not constitute grounds for any court to invalidate the actions of a designated approving authority for with the notice was given.

(Ord. 247, 1/15/2025)

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§ 17.125.080. Public hearing procedure.

Hearings as provided for in this chapter shall be held in accordance with the provisions of Section 17.125.080 (Public Hearing Procedure), as well as the following provisions:

A. Hearings shall be held at the date, time and place for which notice has been given as required in this chapter. The recommending authority and approving authority shall conduct the public hearing and hear testimony from interested persons.

B. Any hearing may be continued to a certain date, time, and place with no additional notice required. The continuance may occur either before the item is heard (if no one is present to testify or all those present consent to the continuance) or after testimony has been taken and before the completion of the hearing.

C. If the hearing is not continued to a date, time, or place certain, the hearing shall be re-noticed in accordance with the procedures of this section.

(Ord. 247, 1/15/2025)

§ 17.125.090. Notice of decision.

Written notice of decision of the approval authority shall be provided to the applicant and all parties requesting such notification within seven business days of the decision and shall contain all conditions of approval. A Notice of Decision is not required for actions of a recommending body.

A. Whenever any person desires to obtain a recording of a public hearing held by the City Council or the Planning Commission, he or she shall notify the City Clerk in writing, if the hearing is before the City Council, or the Secretary of the Planning Commission if the hearing is before the Planning Commission.

B. Whenever any person desires to obtain a Clerk's transcript of the documents involved in a proceeding before the City Council or the Planning Commission, he or she shall make a written request to the City Clerk, if the matter is before the City Council or to the Secretary of the Planning Commission, if the matter is before the Planning Commission. The Clerk or Secretary shall determine the number of pages involved and require payment, if applicable, in advance for the transcript at the current rate.

(Ord. 247, 1/15/2025)

§ 17.125.100. Approval authority.

A. Recommending Authority. The recommending authority, denoted with an R, as designated in Table 17.125.100-1 (Designated Authority for Permits and Approvals) shall hear and make recommendations on the proposed land use or development permit or approval in accordance with the requirements of this Title.

B. Approving Authority. The approving authority, denoted with an A, as designated in Table 17.125.100-1 (Designated Authority for Permits and Approvals) shall approve, conditionally approve or deny the proposed land use or development permit or approval in accordance with the requirements of this Title. Generally, the Community Development Director and his/her designee will make non-discretionary and discretionary decisions at the administrative level, the Planning Commission will make discretionary decisions, and the City Council will make the legislative decisions. In acting on a permit, the approving

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authority decision may be appealed pursuant to procedures set forth in Section 17.125.110 (Appeals).

C. At any point in the review process, the Community Development Director at his/her discretion may transfer approving authority to the Planning Commission or City Council because of policy implications, unique or unusual circumstances, or the magnitude of the project.

Table 17.125.100-1: Designated Authority for Approval

Approval Type (Chapter)	Type of Action	Designated Authority		
		Community Development Director	Planning Commission	City Council
~~Accessory Dwelling Unit Permit~~	~~Ministerial~~	~~A~~		
Cannabis Conditional Use Permit	Discretionary	R	R	A
Conditional Use Permit	Discretionary	R	A	
Development Agreement	Legislative	R	R	A
Development Review, Minor	Ministerial	A		
Development Review~~, Major~~	Discretionary	R	A	
Extension of Time	Discretionary	A		
Finding of Public Convenience and Necessity	Discretionary	A~~R~~	~~A~~	
General Plan Amendment	Legislative	R	R	A
Housing Law – State Projects	Ministerial	A		
Home-based business	Ministerial	A		
LAFCO Application / pre-zoning	Discretionary	R	R	A
Large Family Daycare Permit	Ministerial	A		
Minor Exception	Ministerial	A		

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Minor Use Permit	Discretionary	A		
Official Code Interpretation	Ministerial	A		
Planned Residential Development	Discretionary	R	AR	~~A~~
Reasonable Accommodation	Discretionary	A		
Sign Program~~rmit~~	Ministerial	A		

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Table 17.125.100-1: Designated Authority for Approval				
Approval Type (Chapter)	Type of Action	Designated Authority		
		City Manager or Community Development Director	Planning Commission	City Council
Similar Use Determination	Ministerial	A		
Specific Plan, or Specific Plan Amendment	Legislative	R	R	A
Substantial Conformance Determination	Discretionary	A		
Temporary Use Permit / Temporary Event Permit	Discretionary	A		
Variance	Discretionary	R	A	
Zoning Clearance / Letter	Informational	A		

A = Approving Authority; R = Recommending Authority

(Ord. 247, 1/15/2025)

§ 17.125.110. Appeals.

An applicant or any other interested party may appeal the decision of the Community Development Director or Planning Commission by the following procedure:

A. Appeals of Community Development Director Decisions. Decisions of the Community Development Director may be appealed to the Planning Commission by filing a written appeal and prescribed appeal fee with the Planning Department.

B. Appeals of Planning Commission Decisions. Decisions of the Planning Commission may be appealed to the City Council by filing a written appeal and prescribed appeal fee with the City Clerk.

C. Time Limits. Unless otherwise specified in state or federal law, all appeals shall be filed in writing within 10 calendar days after the date on which the action was taken. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.

D. Procedures.

1. Filing. The appeal shall be filed with the prescribed form and shall identify the name(s) and contact information of person(s) appealing, the decision being appealed and clearly and concisely state the reasons for the appeal. The appeal shall be accompanied

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by the required fee set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code.

2. Proceedings Stayed by Appeal. The timely filing of an appeal shall stay all

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proceedings in the matter appealed including, but not limited to, the issuance of City building permits and business registration.

3. Transmission of Record. The Community Development Director, or in the case of appeals to the City Council, City Clerk, shall schedule the appeal for consideration by the authorized hearing body. The Community Development Director shall forward the appeal, the Notice of Action, and all other documents that constitute the record to the hearing body. The Community Development Director shall also prepare a staff report that responds to the issues raised by the appeal and may include a recommendation for action.

4. Standards of Review. When reviewing any decision on appeal, the appeal body shall use the same standards for decision-making required for the original decision. The appeal body may adopt the same decision and findings as were originally approved; it also may request or require changes to the application as a condition of approval.

5. Public Notice and Hearing. Public notice shall be provided and the hearing conducted by the applicable appeal body pursuant to Chapter 17.125 (Common Application Processing Procedures). Notice of the hearing shall also be given to the applicant and party filing the appeal and any other interested person who has filed with the City Clerk a written request for such notice. In the case of an appeal of a Planning Commission decision, notice of such appeal shall also be given to the Planning Commission. The Planning Commission may be represented at the hearing.

6. Action. An action to grant an appeal shall require a majority vote of the hearing body members in attendance at the hearing. A tie vote shall have the effect of rejecting the appeal.

7. Request for Review.

   a. The City Council shall review a Planning Commission or Community Development Director decision regarding Subdivisions (Title 16) or Zoning (Title 17) matters brought before the Planning Commission for hearing or to the Community Development Director for a Planning Director hearing, if two or more Council members independently file a Council review form with the City Clerk within 10 days after the decision of the Planning Commission or Community Development~~Planning~~ Director. The review form shall be prescribed by the City Clerk and shall not require the Council member to state a reason for the request for review. For all requests for review, it shall be presumed that the reason for the request is that the decision may have significant and material effects on the quality of life within the City or that the subject matter of the decision may have City-wide importance warranting review and determination by City's elected officials. Bias shall not be presumed or inferred due to a request for review.

   b. The City Clerk shall schedule the review hearing for commencement within 60 days of the receipt of a request for review. There shall be no fee for filing a request for review. The review shall otherwise follow the procedures that would be applicable if an appeal of the decision were filed by an interested person, including, but not limited to, any public notice requirements. If there is no specific appeal procedure, then the review shall follow the procedures of this chapter.

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c. The Council review hearing shall be conducted as a hearing de novo.

d. The effectiveness of a Planning Commission or Community Development~~Planning~~ Director decision subject to Council review shall be stayed pending completion of the Council review proceedings.

(Ord. 247, 1/15/2025)

§ 17.125.120. Permit time limits, expiration, and extensions.

A. Time Limits. Any permit not exercised within the specified time limit from the date of approval shall expire and become void, except where an extension of time is approved pursuant to this Section, or as described within the approved conditions of approval. See Table 17.125.120-1 for permit timelines, expiration, and extensions.

Table 17.125.120-1 Permit timelines, expiration, and extensions

Type of Approval	Initial Time	Extension Time	Total Time	Number of Extensions	Extension Approval Authority
Ministerial	N/A	N/A	3 years	N/A	Community Development Director
Discretionary	3 years, or per condition of approval	Up to 6 years, or per condition of approval	Up to 9 years, or per condition of approval	3	~~Planning Commission~~City Manager or Designee
~~Development Review, Minor~~	~~3 years~~	~~6 years~~	~~9 years~~	~~3~~	~~Community Development Director~~
~~Development Review, Major (including tentative tract/parcel maps)~~	~~3 years~~	~~6 years~~	~~9 years~~	~~3~~	~~Planning Commission~~
~~Conditional Use Permit~~	~~3 years~~	~~6 years~~	~~9 years~~	~~3~~	~~Planning Commission~~
~~Variance~~	~~3 years~~	~~6 years~~	~~9 years~~	~~3~~	~~Planning Commission~~

Note: In accordance with Ordinance No. 231 (approved June 10, 2023) an additional 2 years of time to issue permits and begin construction may be approved ~~by the Planning Commission~~ for the above development projects if all prior extension of times have been exhausted and which are due to expire between September 1, 2023 and July 30, 2025.

B. Exercising Permits. The exercise of a permit occurs when the property owner has performed substantial work and incurred substantial liabilities in good faith reliance upon such permit(s), as determined by the Community Development Director. A permit may be otherwise exercised pursuant to a condition of the permit or corresponding legal agreement that specifies that other substantial efforts or expenditures constitutes exercise of the permit. Following are the criteria for determining if a permit has been exercised and therefore would not expire:

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1. A grading permit followed by a building permit issuance, and construction commenced (and ongoing) on the project.

2. A certificate of occupancy is issued for the use or structure.

3. The site is occupied in accordance with the approved permit.

4. The site is occupied in accordance with an approved phase of a phased development and development has been diligently pursued for future phases of an approved permit.

5. An extension of time is approved in accordance with Section 17.125.120, if applicable.

C. Permit Extensions. All permits granted pursuant to this chapter shall be valid for the length of time specified in Table 17.125.120-1, following the approval of said permit, unless the permit as granted specifies a ~~specific~~~~horter initial~~ time period. The permit shall become null and void unless the permits have been issued and/or the use commences, or the approved permit is extended by request of the permittee under the provisions of this chapter. The term "use commences" means either the beginning of substantial construction of facilities for the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use.

1. If an approved permit has not been exercised within the ~~three year~~ time period above, the permittee may request an extension of time prior to the expiration date provided an application is filed with the with the Community Development~~Planning~~ Director along with the required fee as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code. ~~Upon receipt of a request for a time extension request, the Community Development Planning Director shall schedule the request for Planning Commission consideration. At least 10 days prior to the scheduled meeting, the Planning Department shall mail a public notice to all property owners of real property within a 600 foot radius of the project boundary. This notice shall include the minimum information specified in Chapter 17.125 (Common Application Processing Procedures) of this Title.~~

2. Extension of Time Processing Procedures. The ~~Planning Commission~~City Manager or Designee, in considering~~approving~~ an extension of time for an approved permit may~~shall~~ follow the processing procedures outlined below:

   a. T~~he Planning Commission shall review t~~he first request for an extension of time, and at the~~ir~~ City Manager or Designee's discretion may extend the time to commence the permit for an additional period up to three years, or as described in the conditions of approval, provided the findings outlined in this section are met.

   b. T~~he Planning Commission shall review t~~he second request for an extension of time, and at the~~ir~~ City Manager or Designee's discretion may extend the time to commence the permit for an additional period up to two years, or as described in the conditions of approval, provided the findings outlined in this section are met.

   c. T~~he Planning Commission shall review t~~he third and subsequent request(s) for an extension of time, and at the~~ir~~ City Manager or Designee's discretion may extend the time to commence the permit for a ~~final~~ one-year, or as described in the conditions of approval, ~~period~~ provided the findings outlined in this section are met.

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d. Additional extensions of time may be granted, at the City Manager or Designee's discretion, if the total period does not to exceed nine years from the original approval, not considering any tolling of time or State issued extensions, or a total period as described in the conditions of approval.

~~d.~~e. If the approved permit, along with all the time extensions cited above has not commenced and substantial construction of the facilities for the approved use

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has not begun (as defined above), the ~~public use~~ permit shall expire and become null and void, and a new ~~public use~~ permit will be required.

~~i.~~f. Criteria to Approve an Extension of Time. The Planning Commission in reviewing an extension of time for an approved permit shall only grant the extension of time if all of the following findings are met:

~~(A)~~i. The approved permit remains consistent with the adopted General Plan.

~~(B)~~ii. The approved permit remains in conformance with the requirements this Title.

~~(C)~~iii. The setting and local circumstances of the approved permit have not changed in such a way to make the previously approved permit incompatible or inappropriate with the surrounding area.

~~(D)~~iv. The request and fee for the extension was filed prior to the expiration date of the approved permit.

g. The City Manager or designee may defe~~iffe~~r a decision on any extension of time to the Planning Commission or City Council for consideration.

3. Appeal of the ~~Planning Commission~~ Determination. Any extension of time request, approved or denied, ~~by the Planning Commission~~ may be appealed to the Planning Commission or City Council, as determined by the City Manager or designee in accordance with this Title. Any appeal must be filed with the City Clerk, along with the required fee as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code, no later than 10 days after the official determination by the Planning Commission.

4. Appeal Hearing Before the Planning Commission or City Council. Any appeal of an extension of time request, approved or denied, ~~by the Planning Commission~~ shall be heard by the Planning Commission or City Council. Within 45 days of receiving a request for an application for an appeal for an extension of time, the City Clerk shall schedule the appeal for ~~City Council~~ review and consideration. At least 10 days prior to the scheduled meeting, the Community Development~~Planning~~ Department shall mail a public notice to all property owners of real property within a 600-foot radius of the project boundary. Said public notice shall include the minimum information specified in Section 17.125 (Common Application Processing Procedures) of this Title. The Planning Commission or City Council shall have discretion to approve, deny or approve with additional conditions the requested extension of time. The decision of an appeal by the City Council shall be final~~. Permit Expiration~~.

D. Multiple Entitlements. Notwithstanding the expiration specified for individual permit and approval types, when an approved project had more than one permit or approval processed concurrently all permit expiration dates shall be consistent. The longest time to permit expiration date shall apply.

E. Expiration. The City may take action to revoke the permit that has expired.

F. Permit Expiration for a Closed Business. All permits shall expire when a business or use is closed or discontinued for more than one calendar year. Approval of new permits based on current requirements shall be required prior to any business activity or use on the site.

(Ord. 247, 1/15/2025)

§ 17.125.130. Modifications to previously approved permits.

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A. Applicability. A request for approval of a modification to an approved development permit,

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~~conditional~~ use permit, ~~public use permit,~~ or variance, shall be made in accordance with the provisions of this chapter. A modification under this chapter means a determination of substantial conformance or a request for a revised permit as further defined herein. These provisions shall not be applicable to wind energy conversion system permits.

B. Applications. Applications for substantial conformance or revised permit shall be filed in writing with the Community Development Director, accompanied by the fees as set forth in Chapter 3.44 (Fees), and shall include the following:

1. All information required under this Title for the filing of a new application for the permit sought to be modified, unless the requirement is waived by the Community Development Director;

2. A statement explaining the proposed modification and the reason the modification has been requested;

3. A list of names and addresses of all owners of real property as required by the City, and such additional names and addresses required in order to conform with the notification requirements for processing a permit if the application requires a public hearing;

4. Such additional information as shall be required by the Community Development Director.

C. Requests for Substantial Conformance.

1. A substantial conformance is a request for a non-substantial modification of an approved permit which does not change the original approval or the effect of the approval on surrounding property. A substantial conformance may include, but is not limited to, the following:

a. Modifications for upgrading facilities;

b. Modifications for compliance with the requirements of other public agencies;

c. Modifications necessary to comply with the final conditions of approval;

d. Modifications to on-site circulation and parking, lighting, fencing or walls (placement and/or height), landscaping and/or signage requirements, provided the modifications, as determined by the Community Development~~Planning~~ Director, will have no adverse effect upon public health, safety, welfare and/or the environment.

2. Notwithstanding any provision herein to the contrary, an application for substantial conformance may be approved only if the proposed modification is exempt from the provisions of the California Environmental Quality Act.

D. Revised Permits. A "revised permit" means a modification of an approved permit which does not change the basic concept or use allowed by the original approval. A revised permit may include, but is not limited to, a significant increase in intensity of the approved use, changes resulting in significant adverse effects, expansion within the approved permit area, and changes to the original conditions of approval, including extensions to the overall life of the permitted use, as determined by the Community Development~~Planning~~ Director.

E. Processing Procedures.

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1. Substantial Conformance. The Community Development~~Planning~~ Director shall approve, conditionally approve or disapprove an application for substantial conformance within 30 days after accepting a completed application and give notice by mail of the decision, including any additional conditions of approval, to the applicant and any other person who has filed a written request for notice.

    a. The Community Development~~Planning~~ Director's determination shall be based upon the standards of this section and those standards set forth in the ordinance codified in this chapter for the approval of an original application.

    b. An application for substantial conformance shall not require a public hearing.

2. Revised Permit. An application for a revised permit shall be approved, conditionally approved or disapproved in accordance with the procedures for processing an original permit, including any requirements for public hearing, notice of hearing, and all rights of appeal. A revised permit shall be subject to the development standards applicable to approval of a new permit.

F. Approval Period. The approval of an application for substantial conformance or revised permit shall be valid until the expiration of the original permit, unless an extension of time has been granted by an approved revised permit.

(Ord. 247, 1/15/2025)

§ 17.125.140. Reapplications.

A. Applicability. An application shall not be accepted or acted upon if within the past one year the City has denied an application for substantially the same project on substantially the same real property, unless the Community Development Director finds one or more of the following circumstances to exist:

1. New Evidence. There is new evidence that would support approving the project that was not presented during consideration of the application or at the previous hearing and could not have been previously discovered in the exercise of reasonable diligence by the applicant.

2. Substantial and Permanent Change of Circumstances. There has been a substantial and material change of circumstances since the previous determination that affects the applicant's real property.

3. Mistake at Previous Hearing. A mistake was made at the previous hearing that was a material factor in the denial of the previous application.

(Ord. 247, 1/15/2025)

§ 17.125.150. Revocation of variances and permits.

A. Conditions for Revocation.

1. That the use is detrimental to the public health, safety or general welfare, or is a public nuisance;

2. That the permit was obtained by fraud or perjured testimony;

3. That the use is being conducted in violation of the terms and conditions of the permit;

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4. That the use for which the permit was granted has ceased or has been suspended for one year or more.

B. Revocation Procedure. Upon determination by the Community Development Director ~~of the Building and Safety Department~~ that grounds for revocation exist, the following procedure shall take effect:

1. Notice of Revocation. Notice of revocation and a copy of the findings of the Director of Community Development ~~the Building and Safety~~ Department shall be mailed by the Director by certified mail to the owner of the property to which the permit or variance applies, as shown by the records of the County Assessor. The decision of the Community Development Director ~~of the Building and Safety Department~~ shall be final unless a notice of appeal is timely filed.

2. Notice of Appeal. Within 10 days following the mailing of the notice of revocation, the owner of the property to which the permit or variance applies may file with the Community Development~~Planning~~ Director a notice of appeal from the decision of the Community Development Director ~~of the Building and Safety Department~~. A notice of appeal shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees). A notice of appeal not accompanied by such fee shall be deemed null and void and shall not be processed.

3. Setting Hearing—Costs. Appeals shall be heard by the Council. All other appeals, including appeals concerning commercial WECS permits, shall be heard by the Planning Commission. Notice of the time, date and place of the hearing shall be given as provided in Chapter 17.125 (Common Application Processing Procedures). In the event that an appeal is heard by a hearing officer and the owner of the property to which the permit or variance applies does not prevail in the appeal, the owner shall not be obligated to pay any hearing costs. In the event that an appeal is heard by a hearing officer and the owner of the property to which the permit or variance applies prevails in the appeal, the owner shall not be obligated to pay all hearing costs.

4. Testimony Under Oath. All testimony at the hearing shall be taken under oath.

5. Notice of Decision. Notice of the Planning Commission or Planning Council's decision and a report of the proceedings shall be filed with the City Clerk not later than 15 days following the date the decision is adopted. A copy of the notice and the report shall be mailed to the applicant and proof of such mailing shall be indicated on the original notice filed with the City Clerk. If the Planning Commission or Planning Council does not reach a decision due to a tie vote, such fact shall be reported to the City Council in the same manner and within the same time for reporting decisions and such a failure to reach a decision shall constitute affirmance of the Community Development ~~Building~~ Director's revocation of the permit or variance.

6. Placement of Matter on Council's Agenda. The City Clerk shall place the notice of decision on the City Council's agenda for the next regular meeting to be held following the lapse of five days after the notice is filed with the Council.

7. Transfer to City Council on Appeal. The revocation or nonrevocation of a permit or variance by the Planning Commission or Planning Council shall be final unless, within 10 days following the matter at which the notice of decision was on the agenda of the City Council, the following occurs:

a. An appeal to the City Council is made by the owner of the property which is the subject of the revocation proceedings; or

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b. The City Council orders the matter transferred to it for further proceedings.

8. Further Proceedings Before City Council. If either of the actions mentioned in subsections (B)(7)(a) and (b) of this section are taken, the City Council may:

a. Refuse to review the Planning Commission or Planning Council's decision, in which case the decision shall be final;

b. Review a transcript or recording of the testimony and all other evidence introduced before the Planning Commission or Planning Council, and based upon that record, affirm or reverse the decision of the Planning Commission or Planning Council or refer the matter back to the Planning Commission or Planning Council for the taking of further evidence or hearing additional argument in which case notice shall be given to the owner of the property which is the subject of the proceedings; or

c. Set the Matter for Hearing Before Itself. At such a hearing the City Council shall hear and decide the matter de novo as if no prior hearing had been held. Notice of the time, date and place of the public hearing shall be given as provided in Section 17.125.070.

9. Action by City Council. The decision of the City Council on revocation of a permit or variance is final.

(Ord. 247, 1/15/2025)

§ 17.125.160. Dedications and improvements where no subdivision is involved.

A. Public Improvements. Applicants shall construct public improvements to City standards and shall comply with the requirements set forth in Chapter 16.24 (Improvements), with the following modifications:

1. Any reference to "tentative map" or "final or parcel map" is replaced with "land use entitlement;" and

2. Any reference to "subdivider" is replaced with "applicant."

B. Security. Applicants are required to guarantee the construction of public improvements by executing an improvement agreement secured by a bond or cash deposit before issuance of a building permit for the subject property. If the building permit is not exercised, the improvement obligation shall terminate, and the security shall be returned. The City Engineer is authorized to execute agreements on behalf of the City. The improvement agreement and security shall comply with the requirements set forth in Chapter 16.56 (Security for Improvements and Taxes) with the following modifications:

1. Any reference to "subdivision improvement agreement" is replaced with "improvement agreement;"

2. Any reference to "subdivider" is replaced with "applicant;"

3. The reference in Chapter 16.56 (Security for Improvements and Taxes) to agreements being executed by "those parties executing the final or parcel map" shall be replaced with "the applicant;" and

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4. The reference in Chapter 16.56 (Security for Improvements and Taxes) to "final tract map, parcel map waiver, lot line adjustment, or lot merger" is replaced with "land use entitlement."

C. Deferrals of Public Improvement Requirements. Any required frontage improvements may be deferred when deemed appropriate by the City Engineer. Deferral shall be allowed only when the City Engineer finds that construction is impractical due to physical constraints. When improvements are deferred, the applicant shall enter into an agreement with the City for the installation of all frontage improvements at a future date as determined by the City Engineer. The agreement shall be approved by the City Attorney. The agreement shall provide for the following:

1. Construction of required improvements shall begin within 90 days of the receipt of notice to proceed from the City Engineer;

2. In the event of default by the applicant or successors, the City is authorized to cause the construction to be done and charge the entire cost and expense to the applicant or successors, including interest from the date of notice of the cost and expense until paid;

3. The agreement shall be recorded with the county recorder, at the expense of the applicant, and shall constitute:

   a. Notice to all successors of title to the real property of the obligation, and

   b. A lien in an amount to fully reimburse the City for the cost of constructing the improvements, including interest as outlined above, subject to foreclosure in the event of default in payment;

4. In the event of litigation caused by a default of the applicant or successors, the applicant or successors agree to pay all costs involved, including reasonable attorney's fees, which shall become a part of the lien against the real property;

5. The term "applicant" shall include not only the present owner but also heirs, successors, executors, administrators, and assigns, with the intent that the obligations undertaken shall run with the real property and constitute a lien against it; and

6. Other provisions deemed necessary by the City Engineer.

D. Exemption for Expansion of Existing Single-Family Homes.

1. The following developments shall be exempt from the requirements of this chapter to construct street improvements:

2. The addition, enlargement, expansion, alteration, extension, reconstruction or replacement of any existing single-family dwelling and/or accessory structure up to a maximum increase in square footage of 25% to the existing dwelling or structure.

   a. The construction of an accessory dwelling unit up to 1,200 square feet in size.

   b. The development of non-habitable accessory structure(s) as provided for under Chapter 17.185 (Accessory Structures).

3. A development that is exempt from the requirement to construct street improvements

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as provided for in this section shall remain subject to the requirement to provide the City with an irrevocable offer of dedication for the ultimate street right-of-way for any addition, enlargement, expansion, alteration, extension, reconstruction or replacement of an existing single-family dwelling and/or habitable accessory structure regardless of size.

4. No exemption from the requirement to construct street improvements shall be granted if the City Engineer determines that the lack of street improvements in this case would be a potential danger to the public health, safety, and welfare.

(Ord. 247, 1/15/2025)

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CHAPTER 17.130
AMENDMENTS TO PROJECTS

§ 17.130.010. Purpose and applicability.

A. Unless considered a minor amendment (see subsection B of this section), all amendments to previously approved entitlements require the submittal of a new land use application and are subject to the Zoning regulations currently in place.

B. The types of minor amendments set forth in this subsection to projects are permitted without a new application. Limited minor amendments to previously approved entitlements may be approved by the Community Development Director, as follows:

1. Floor plan changes which do not result in more than a 10% or 5,000 square foot change in total square footage, whichever is less;

2. Parking and circulation configurations which do not change the basic parking areas or circulation concept;

3. Outside building configurations which do not create a greater bulk or scale, or significantly alter window or door placement;

4. Building placements which do not change the general location of the building and layout of the site;

5. Grading alterations which do not change the basic concept, increase slopes or building elevations, or change course of drainage, which could adversely affect adjacent or surrounding properties;

6. Landscape modifications which do not alter the general concept or reduce the effect or amount originally intended;

7. Architectural changes which do not change the basic form and theme and are consistent with adopted design standards;

8. Exterior material or color changes which do not conflict with the original architectural form and theme, and which are consistent and compatible with the original materials and colors.

(Ord. 247, 1/15/2025)

§ 17.130.020. Consistency with original approval.

In addition to the guidelines set forth in Section 17.130.010(B) of this chapter, the Community Development Director must determine that the circumstances, standards, ordinances, conditions and findings applicable at the time of the original approval still remain valid.
(Ord. 247, 1/15/2025)

§ 17.130.030. Referral.

The Community Development Director may refer any minor amendments or modifications to the Planning Commission or City Council (depending on the approval authority for the original approval) for recommendations prior to his final decision.
(Ord. 247, 1/15/2025)

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CHAPTER 17.135
ZONING CLEARANCE AND VERIFICATION LETTER

§ 17.135.010. Purpose and applicability.

Zoning clearance shall be conducted by the Community Development Director as part of the building permit or other City application review. Zoning clearance is required for the following actions:

A. All structures that require a building permit;

B. Signs;

C. Business registrations;

D. All planning entitlement and permit approvals to ensure compliance with applicable conditions of approval; and

E. All other City applications that may be subject to the provisions of this Title, including, but not limited to, tree removal, business registration, encroachment, and grading and improvement plans.

(Ord. 247, 1/15/2025)

§ 17.135.020. Application contents.

No separate application form is necessary for Zoning clearance.
(Ord. 247, 1/15/2025)

§ 17.135.030. Approving authority and procedure.

The Community Development Director shall be the designated approving authority for Zoning clearance. The procedures shall be established by the Community Development Director.
(Ord. 247, 1/15/2025)

§ 17.135.040. Notice and hearing.

Public notice and public hearing are not required for Zoning clearance.
(Ord. 247, 1/15/2025)

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CHAPTER 17.136
OBJECTIVE DESIGN STANDARDS

Prior History: Former Ch. 17.140 C-C/V Commercial Citrus/Vineyard Zone, compiled of RCC Ch. 17.140; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

Refer to the City of Wildomar Single-Family Design Guidelines, Multi-Family Residential Objective Design Standards and Commercial Objective Design Standards for regulations and details.

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CHAPTER 17.145
DEVELOPMENT CODE AND ZONING MAP AMENDMENTS

§ 17.145.010. Purpose.

The purpose of a development code (Title 17) amendment is to allow modification to any provisions of this Title (including the adoption of new regulations or deletion of existing regulations) or to change the zoning designation on any parcel. This section is consistent with Government Code Section 65853.
(Ord. 247, 1/15/2025)

§ 17.145.020. Approving authority.

The designated approving authority for zoning amendments is the City Council. The Community Development Director and Planning Commission shall provide recommendations to the City Council who has the authority to approve, conditionally approve, or deny the zoning amendment in accordance with the requirements of this Title.
(Ord. 247, 1/15/2025)

§ 17.145.030. Initiation of amendment.

A development code amendment to this Title may be initiated by motion of the ~~Planning Commission or~~ City Council, by application by property owners of parcels to be affected by zoning amendment, or by recommendation of the Community Development Director to clarify text, address changes mandated by state law, maintain General Plan consistency, address boundary adjustments affecting land use designations, or for any other reason beneficial to the City.
(Ord. 247, 1/15/2025)

§ 17.145.040. Findings for development code amendment.

Development code amendments shall be granted only when the City Council finds that the changes are consistent with the General Plan goals, policies, and implementation programs.
(Ord. 247, 1/15/2025)

§ 17.145.050. Conditions/restrictions.

When considering rezone applications, the City Council has the authority to impose restrictions on property including the restriction and/or condition of use.
(Ord. 247, 1/15/2025)

§ 17.145.060. Prezoning.

A. Purpose. The purpose of prezoning is to establish the zone for unincorporated property within the sphere of influence, prior to annexation.

B. Review Process. The method of accomplishing prezoning shall be the same as for a Zone Change.

C. Effective Date. Such prezoning shall become effective at the time annexation is complete.

D. As the date of Title 17 adoption, the City does not have any sphere of influence land.

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(Ord. 247, 1/15/2025)

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Article IV
Site Development Regulations And Performance Standards

CHAPTER 17.150

GENERAL SITE REGULATIONS

§ 17.150.010. Purpose.

The purpose of this of chapter is to prescribe site regulations that apply, except where specifically stated, to development in all zoning districts. These standards shall be used in conjunction with the standards for each zoning district established in Article II (Zoning Districts and Allowable Land Uses). If any section of this Title is in conflict with any other section thereof, or another City ordinance, then the more stringent requirements shall apply.
(Ord. 247, 1/15/2025)

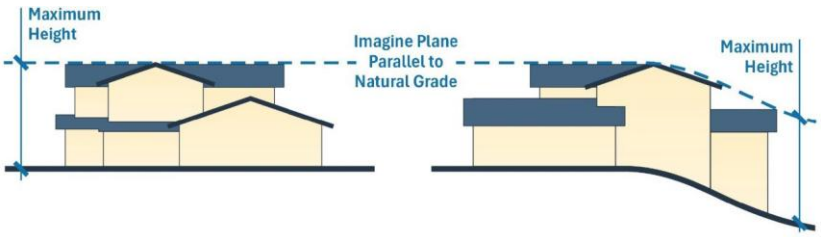
§ 17.150.020. Building height and exceptions.

The following rules apply to the calculation and determination of height of structures in the City. The intent of these regulations is to provide for compatibility in the measurement of building height under a variety of circumstances (e.g., sloped site).

A. Height Limits. Except as otherwise provided by this section or any other provisions of Title 17, all structures shall be limited to the maximum height identified in the underlying (or applicable overlay) zoning district as identified in Article II (Zoning Districts and Allowable Land Uses) and Article V (Standards Related to Specific Uses).

B. Height Measurement. The height of a structure shall be measured as the vertical distance from the finish grade of the site to an imaginary plane located within the allowed number of feet above and parallel to the grade (see Figure 17.150.020-1, Measurement of Height).

Figure 17.150.020-1 - Measurement of Height



C. Height Exceptions.

1. Public or semipublic buildings in the R-1 and R-2 zones may be erected to a height not exceeding four stories or 60 feet when the required yards are increased by an additional two feet for each foot by which the height exceeds 35 feet.

2. Structures necessary for the maintenance and operation of a building and flagpoles,

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wireless masts, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space.

(Ord. 247, 1/15/2025)

§ 17.150.030. Setback adjustments and temporary use of land.

Notwithstanding any other provisions of this Title, the following matters may, without notice or public hearing, be approved, conditionally approved or denied in accordance with the following procedure:

A. The Community Development Director may approve, conditionally approve or deny a request for a setback adjustment to modify the front, rear or side yard minimum setback requirements of the various zone classifications in this Title.

B. The Community Development Director may approve, conditionally approve or deny a request for a temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time not to exceed 12 months.

C. The Planning Commission may approve, conditionally approve or deny a temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time in excess of 12 months.

D. Applications, containing all required information, shall be filed with the Community Development Director, upon the forms provided by the Planning Department, shall be accompanied by the filing fee set forth in Chapter 3.44 (Fees), and shall be processed pursuant to the provisions of Table 17.125.100-1 (Designated Authority for Approval), including the appeal provisions thereof, except that when the application is for a temporary use for a period of time in excess of 12 months, the Community Development Director shall make a recommendation only, which shall be submitted to the Planning Commission for a decision.

E. No request for a setback adjustment shall be granted unless it is determined that the adjustment is: (1) consistent with the intent and purposes of this Title; (2) that there are special circumstances applicable to the property, including such factors as size, shape, topography, location or surroundings that justify the approval of the adjustment of the setback requirement; and (3) that the adjustment will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the vicinity of the parcel for which the adjustment is requested.

F. No request for a temporary use of land shall be granted unless it is determined that the temporary use of the land will not be detrimental to the health, safety or general welfare of the community or be detrimental to property in the vicinity of the parcel for which the temporary use is requested.

G. As a condition to approval for a setback adjustment or a temporary use of land, the performance of such condition(s) may be required as is determined to be necessary to assure that the granting of the setback adjustment or temporary use of land will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the vicinity of the parcel for which the request is made including the following conditions:

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1. Regulations of points of vehicle ingress and egress to the property;
2. Require any necessary landscaping, fencing or walls;
3. Require the restoration of the property to a natural appearance, including, but not limited to filling, grading and leveling;
4. Establish a time period within which the permission is to be used and required conditions are to be completed.

(Ord. 247, 1/15/2025)

§ 17.150.040. Yard measurements.

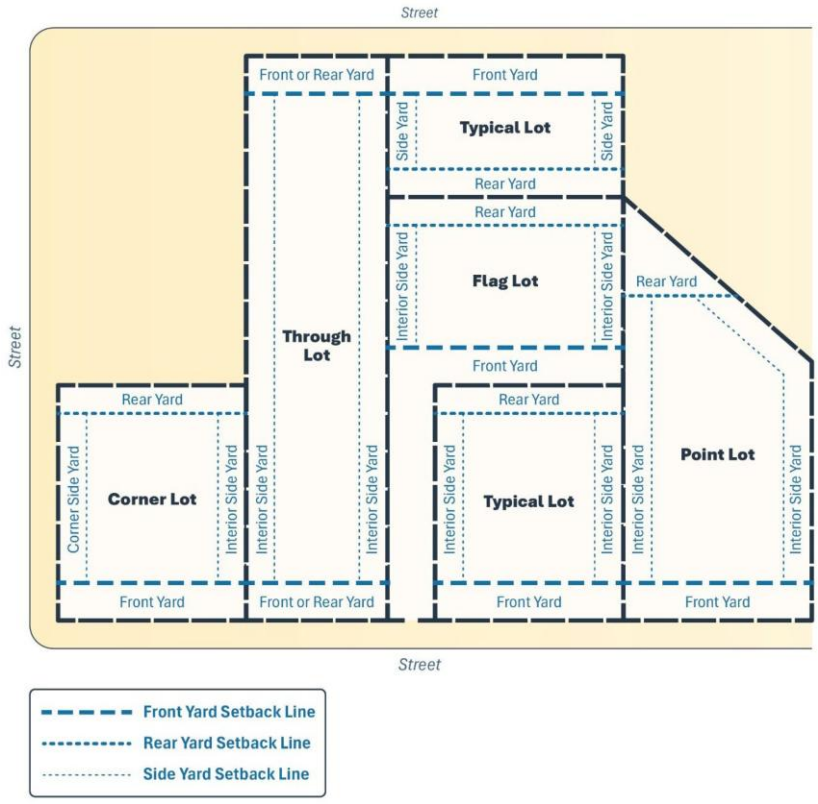
A. Yard and Setback Regulations.

1. Required Yard Area. Except as otherwise specified in this Title, required yard areas shall be kept free of buildings and structures. Building overhangs, bay windows, and other such elements may encroach as permitted (see Figure 17.150.040-1).
2. Lots Abutting Two Or More Streets. In the case of a lot abutting two or more streets, the main buildings and accessory buildings shall be erected so as not to encroach upon the required yards or setbacks of any of the streets (see Figure 17.150.040-1).
3. Through Lots. Where a through lot has a depth of 125 feet or more, said lot may be treated as two lots, with the rear line of each approximately equidistant from the front lot lines, provided all the yard requirements are met (see Figure 17.150.040-1).
4. Lot Area, Depth, Width, and Setback Reduction. Where a lot area, lot width, lot depth, or setback has been reduced for an existing legally created lot by not more than 15% as a result of acquisition or dedication for a street/highway, road, drain, or other public purpose or as a result of dedication pursuant to a condition of approval, the lot area or yard so reduced may be included in determining compliance with lot area or yard requirements in the same manner as if the acquisition or dedication has not taken place.
5. Setback Measurement. The setback of all buildings and structures shall be determined by the exterior boundaries of the ultimate street and highway and their proposed widening and extensions as indicated in the Circulation Element of the General Plan. The width of any street or highway which does not appear in the Circulation Element shall be determined from the standards for street widths and improvements set forth in the City's Street Development Standards.

   See Article II, (Zoning Districts and Allowable Land Uses) for more detailed yard and setback requirements and refer to Article VI (Definitions) for definitions and illustrations of lot types.

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Figure 17.150.040-1 - Setback Designations



B. Yard Encroachments. Where yards are required by this Title, they shall be open and unobstructed from the ground to the sky and kept free of all structural encroachments, except as follows:

1. Outside stairways, landing places, and covered patios, if uncovered and unenclosed, may extend into a required side yard for not to exceed three feet and/or into the required rear yard a distance not to exceed five feet, inclusive of any eave or overhang.

2. Cornices, canopies eaves, fire places and other similar architectural features not providing additional floor space within the building may extend into a required rear or side yard not to exceed three feet.

a. No canopies, carports, or temporary shade structures are permitted in front yard

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areas.

b. If placed within a rear or side yard, at least three of the sides of a canopy or temporary shade structure must be open and facing away from a structure.

c. The total area covered by canopies or temporary shade structures may not exceed 120 square feet.

C. Detached accessory structures as identified in Chapter 17.185 (Accessory Structures). (Ord. 247, 1/15/2025)

§ 17.150.050. Fences, walls, and screens.

Unless otherwise exempt, minor development review approval shall be required for fences and walls.

A. Exemptions. The following fences and walls shall be exempt from planning review (a building permit may be required as determined by the Chief Building Official):

1. Retaining Walls. Retaining walls less than 36 inches in height.

2. Residential Fences. Fences located on residential property (privacy fences) constructed in compliance with the standards of this section.

3. Required Fences. Fences and walls required by a state or federal agency, or by the City for public safety.

B. Height Limits and Locations. For all residential zoning districts in the City, each fence or wall (including landscaping used as a screen) shall comply with the height limits and locations shown in Table 17.150.050-1 (Maximum Height of Fences and Walls in Required Yard Areas).

Table 17.150.050-1 Maximum Height of Fences and Walls in Required Yard Areas

For lots less than one acre in size	
Location of fence/wall/screen	Maximum Height
Within required front yard area (Applies to the entire area in the front yard/setback area of a house, as defined by the front façade.)	3.5 feet (42") for solid fences/garden walls. 5 feet for ~~chain link and~~ wrought-iron fencing. Decorative pilasters (w/cap) & gates (at the crown peak cannot exceed 6 feet).
Within required rear and interior side yard area (along rear and interior property lines)	6 feet
Within required street side yard area	6 feet
At intersections of streets, alleys, and driveways within the clear visibility area	Fences/walls located at intersections of streets, alleys, and driveways must maintain clear visibility as defined by the City Engineer.
Fences, walls, and screening are not required between land uses unless otherwise specified in the Zoning Ordinance. Fences, walls, and screening must also be located outside of any public utility easement, except as authorized by the applicable utility agency.	

Table 17.150.050-1 Maximum Height of Fences and Walls in Required Yard Areas

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For lots less than one acre in size	
Location of fence/wall/screen	Maximum Height
Fences, walls and hedges not exceeding 12 feet in height shall be permitted to enclose sports courts located within the rear half of the lot; provided, however, such enclosure shall be located not less than 3 feet from any side or rear property line; and provided, further, however, that any portion of the enclosure which is higher than 6 feet shall be composed of wire mesh or other material whose vertical surface shall not be closed more than 10%.	
Within required front yard area (Applies to the entire area in the front yard/setback area of a house, as defined by the front façade.)	6 feet for solid fences/decorative walls. Decorative pilasters (w/cap) at gate entry cannot exceed 7 feet. Gates (at the crown peak) cannot exceed 8 feet
Within required rear and interior side yard area (along rear and interior property lines)	6 feet
Within required street side yard area	6 feet
At intersections of streets, alleys, and driveways within the clear visibility area	Fences/walls located at intersections of streets, alleys, and driveways must maintain clear visibility as defined by the City Engineer.
Fences, walls, and screening are not required between land uses unless otherwise specified in the Zoning Ordinance. Fences, walls, and screening must also be located outside of any public utility easement, except as authorized by the applicable utility agency.	
Fences, walls and hedges not exceeding 12 feet in height shall be permitted to enclose sports courts located within the rear half of the lot; provided, however, such enclosure shall be located not less than 3 feet from any side or rear property line; and provided, further, however, that any portion of the enclosure which is higher than 6 feet shall be composed of wire mesh or other material whose vertical surface shall not be closed more than 10%.	

C. Height Measurements.

1. Fence height shall be measured as the vertical distance between the finished grade at the base of the fence and the top edge of the fence material. Grade may not be modified in order to increase fence height.

2. The height of fencing placed atop a wall shall be measured from the base of the wall, except as provided in subsection (3)c of this section.

3. The height of the fence must not exceed six feet as measured from the base of the wall and/or fence from the perspective of the sidewalk, roadway and/or adjacent property.

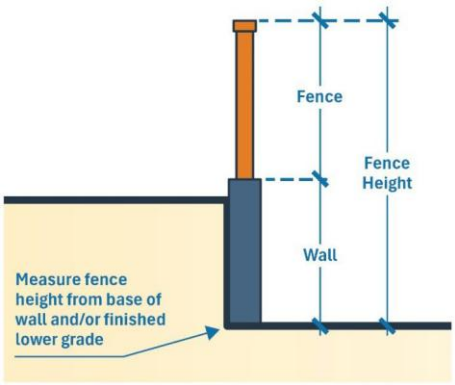
D. Retaining Walls

1. Retaining walls shall not exceed six feet in height except in front yards areas where they shall not exceed thirty-six (36) inches in height. However, retaining walls necessary for the construction of an adjacent driveway may be constructed to a maximum of six feet in height anywhere on the property.

E. Vacant Lots

1. Fences shall not be permitted on vacant lots.

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Figure 17.150.050-1 - Height Measurements

~~D.~~ F. Prohibited Fences. The following fence materials are prohibited in all zones.

1. Garage doors, tires, pallets, shipping containers, buses, truck trailers, or other materials not typically used for the construction of fences.
2. Barbed wire or electrified fence (Except within the R-A and R-R zone districts for agricultural use).
3. Chain link fencing ~~within a front yard or street side yard.~~
4. Razor wire or similar.

~~E.~~ G. Nonresidential Walls and Fences. Fences, walls, and screening in Commercial and Industrial zones shall be constructed of long-lasting materials and architecturally integrated with the site design and surrounding area. The following regulations shall apply:

1. Fences and walls for screening purposes in commercial and industrial zones shall be approved by the Community Development Director and be constructed of decorative masonry walls, tubular steel, or wrought iron not to exceed six feet in height. When a screening wall is facing a public right-of-way or is not solid, a green wall or a landscaping strip with a minimum width of five feet shall be provided for the length of the wall and include planting of 15-gallon trees placed 10-feet on center. As an alternative, a three-foot high planter with vines and shrubs that will grow to six feet in height shall be installed adjacent to the wall. Wall materials are subject to the approval of the Community Development Director or Planning Commission as part of a proposed development review or CUP application.
2. Where a commercial or industrial zone abuts a residential zoning district, a solid decorative masonry (such as slump stone, split-face, etc.) wall six feet in height shall be constructed on the zone boundary line. Walls may be constructed up to eight feet in height to mitigate noise and visual impacts subject to the approval of the Community Development Director or Planning Commission if part of a proposed development review or CUP application.

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3. Fencing for all outdoor storage areas shall be screened from public view. Screening must include a combination of six-foot decorative block walls, and 36-inch box trees planted a maximum of 20 feet on center. Walls may be constructed up to eight feet in height to mitigate noise and visual impacts subject to the approval of the Community Development Director or Planning Commission if part of a proposed development review or CUP application. Storage of materials or equipment shall not exceed the wall height within 10 feet of street-fronting screening. Walls and fences within the front setback shall not exceed 48 inches (four feet).

4. Recreation and sports facilities such as driving ranges, ball fields, tennis courts, etc. may have fencing a maximum of 15 feet in height, provided the fencing is set back at least five feet from the property line, subject to the approval of the Community Development Director, or Planning Commission as part of a proposed development review or CUP application.

5. Security Fencing. Security fences may be permitted in Commercial and Industrial Zones. The design of the security fence may include a combination of wrought iron, tubular steel, or decorative masonry wall. In addition, barbed wire may be allowed at the top of a wall or fence with approval of the Community Development Director or Planning Commission as part of a proposed Development Review or CUP application. Barbed wire shall only be permitted when the property owner demonstrates there is a security or safety problem.

6. Commercial Fencing Security. Security fencing and walls shall have a maximum height of six feet. Additional height up to eight feet is allowed subject to approval by the Community Development Director or Planning Commission as part of a proposed development review or CUP application.

7. Industrial Fencing Security. Security fencing and walls shall have a maximum height of six feet. Additional height up to eight feet is allowed subject to approval by the Community Development Director or Planning Commission as part of a proposed development review or CUP application.

    a. Monitored electrified security fences are permitted with development review in Industrial Zones with the Community Development Director's approval as well as compliance of the following standards:

i. Monitored electrified security fences must be installed three to 12 inches behind a minimum five foot high non-electrified perimeter fence/wall (six feet if adjacent to a residential use or zone).

ii. Monitored electrified security fences must be two feet higher than the perimeter barrier, with a max of 10 feet.

iii. Warning signs shall be placed at maximum intervals of 30 feet apart, at least one sign per side of the area fenced, and at each access point to clearly identify electric fences. Warning signs should state "Danger-Electric Fence" and include a shock symbol.

iv. The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC. The electric charge produced by the fence upon contact shall not exceed the energizer characteristics set forth

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in paragraph 22.108 of International Electrotechnical Commission (IEC) Standard 60335-2-76.

v. A "Knox Box Electrical Shunt Switch" and a "Knox Box" or other similar approved device shall be installed for emergency access by the Police and Fire Departments.

vi. All applicants issued permits to install or use an electrified fence as provided in this chapter shall agree, as a condition of permit issuance, to defend, indemnify and hold harmless the City of Wildomar and its agents, officers, consultants, independent contractors, and employees from any and all claims, actions or proceedings arising out of any personal injury, including death, or property damage caused by the electric fence.

(Ord. 247, 1/15/2025)

§ 17.150.060. Organic waste trash enclosures.

Commercial businesses and multifamily residential developments that subscribe to organic waste recycling services with the City's franchise waste haulers or otherwise engage in organic waste recycling shall comply with the following standards:

A. Bins or containers used for organic waste recycling collection shall be stored inside an existing trash enclosure area. If the existing trash enclosure cannot accommodate the extra waste bin or container, the business owner shall be required to enlarge the trash enclosure subject to planning department approval of a substantial conformance application.

B. Expansion of an existing trash enclosure, when required, shall be constructed with the same materials and match the design and color of the existing trash enclosure.

C. The expanded trash enclosure (and the existing enclosure) shall be completely covered to prevent rain from falling directly onto the trash containers or enclosure area to keep pollutants from flowing into the City's stormwater system in compliance with the San Diego Regional Water Quality Control Board requirements.

1. The roof cover shall be solid and sloped in all directions so that wind-blown rain will not enter the interior of the trash enclosure storage area.

2. Stormwater runoff from the roof cover shall drain away from the enclosure area.

3. A grade break or other acceptable design feature shall be used to prevent water runoff from entering the trash enclosure area.

4. Where feasible, runoff from the roof of the enclosure area shall drain to a landscape area, or other stormwater treatment system, before discharging to the storm drain system.

5. Where feasible, there shall be no storm drain inlets located inside the enclosure area.

6. Where feasible, the trash enclosure areas shall be plumbed to the sanitary sewer so that waste spills, leaks, and wastewater from trash bin washouts do not run out of the enclosure area and into the storm drain system.

D. Signage outlining best management practices (BMPs) shall be posted by the business

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owner inside the trash enclosure area. The signage shall be identified on the trash enclosure plans, for City review and approval. Signage shall list the following minimum requirements:

1. Trash enclosure areas shall be kept free of debris and liquid waste at all times.
2. Spills and leaks shall be cleaned up immediately using a spill kit and/or other approved method approved by the Public Works Department.
3. Trash waste container lids shall be closed at all times when not actively in use.
4. Washing down of the trash enclosure area is not permitted unless the runoff is captured and properly disposed.
5. FOG (fats, oils, and grease) waste is prohibited from being stored in the trash enclosure.

(Ord. 247, 1/15/2025)

§ 17.150.070. Swimming pools and spas.

Swimming pools may be constructed as follows:

A. Private, residential swimming pools for the use of the occupants of the premises and their nonpaying guests shall be located not nearer than five feet to any property line or dwelling.
   1. Pool equipment for private, residential swimming pools shall be located not nearer than five feet to any property line or dwelling.

B. Public pools, pools associated with a club, hotel, or resort, and all other swimming pools shall be located not nearer than 10 feet from any property line or building.
   1. Pool equipment for all nonresidential swimming pools shall be located not nearer than 10 feet to any property line or window opening.
   2. A swimming pool may be constructed contrary to this section when it lies partially inside and outside a structure conforming with all other provisions of this Title.

(Ord. 247, 1/15/2025)

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CHAPTER 17.155
PARKING AND LOADING

§ 17.155.010. Purpose.

The purpose of this chapter is to provide sufficient off-street parking and loading spaces for all land uses in the City and to assure the provision and maintenance of safe, adequate and well-designed off-street parking facilities. It is the intent of this chapter that the number of required parking and loading spaces will meet the needs created by the particular uses. The standards for parking facilities are also intended to reduce street congestion and traffic hazards, promote vehicular and pedestrian safety and efficient land use.
(Ord. 247, 1/15/2025)

§ 17.155.020. Applicability.

Off-street vehicle parking shall be provided in accordance with this chapter when the associated building or structure is constructed, or the use is established. Additional off-street parking shall be provided in accordance with this chapter when an existing building is altered or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use.
(Ord. 247, 1/15/2025)

§ 17.155.030. Parking design standards.

A. Approval of Off-Street Parking Plan. Development review, pursuant to the provisions of Chapter 17.85 (Development Review~~, Major~~), and Chapter 17.90 (Development Review, Minor), shall be filed for approval of all off-street parking facilities, except for one- and two-family residences, unless the off-street parking facilities are approved as a part of a Development Review and/or use permit~~, conditional use permit or public use permit approval~~.

B. Number of Required Parking Spaces. In the case of mixed land uses, the total number of parking spaces shall be the sum of the requirements for the various uses computed separately unless shared parking is approved as provided in this Title.

C. Location and design of parking spaces unless otherwise specified, all parking must be within 300 feet of the use served on the same parcel as the use, or on an adjoining appropriately zoned parcel.

1. All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

2. Required parking for any uses outlined in in this section may be reduced in accordance with the "Alternative Programs for Parking" allowances outlined Section 17.155.030(C)(6) and (C)(7) of this Title.

3. The following table is designed to allow calculation of parking spaces required for the uses shown:

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Table 17.155-030-1: Number of Required Parking/Stacking Spaces				
Use, as determined by the Community Development Director	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
General Commercial/Retail Uses				
auditoriums, exhibition halls, theaters, movie theaters and similar places with fixed seats:	1 space/3 seats			
auditoriums, exhibition halls, theaters, movie theaters, and similar places without fixed seats:	1 space/30 sq. ft. of net assembly area			
automobile repair and service shops:	1 space/150 sq. ft. gross floor area			
automobile service stations:	4 spaces		4 spaces/service bay	
automobile washing and cleaning establishments—except self-serve:		1 space/3 employees of largest shift	2 spaces/stall	
automobile washing and cleaning establishments—self-serve:			2 spaces/stall	
banks, saving and loans, and other financial institutions:	1 space/250 sq. ft. gross floor area			Stacking for 6 vehicles prior to the drive-up window
barber and beauty shops and similar uses:	1 space/150 sq. ft. gross floor area			
clubs, discos, ballrooms, cabarets, cocktail lounges, dance halls, lodges & incidental dancing areas, and similar facilities where dancing is the principal use:	1 space/30 sq. ft. of dance floor area			
emergency shelters	Refer to Section 17.200.030			

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Table 17.155-030-1: Number of Required Parking/Stacking Spaces				
Use, as determined by the Community Development Director	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
general retail; including, but not limited to, freestanding convenience markets, liquor stores and supermarkets:	1 space/200 sq. ft. of gross floor area			
general retail; including but not limited to, neighborhood, community and regional shopping centers, including those with restaurants:	6 spaces/1,000 sq. ft. of net leasable floor area		When a use will be located within an existing retail center and requires a CUP or, the applicant shall prepare a parking analysis plan to demonstrate there is sufficient parking available on site to serve the new use without impacting existing parking demand. Said plan shall be reviewed and approved by the Planning Commission.	
furniture, drapery, plumbing, floor covering, and appliance stores:	1 space/750 sq. ft. of sale or display area			
laundries, self-serve:	1 space/250 sq. ft. of gross floor area			
mini-warehouses, self-storage:		2 spaces/3 employees		
professional business office:	1 space/200 sq. ft. of net leasable floor area			
restaurants, drive-thrus, walk-ups, cafés, lounges, bars and other establishments for the sale and consumption on the premises of food and beverages:	1 space/45 sq. ft. of serving area	1 space/2 employees	Drive-thru restaurants shall have stacking for 12 vehicles total behind the menu board either in a single lane or double lane	

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Table 17.155-030-1: Number of Required Parking/Stacking Spaces				
Use, as determined by the Community Development Director	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
uncovered sales area, including areas for new or used automobiles, boat or trailer sales, lumber or building materials yards, plant nurseries or similar uses:	1 space/1,000 sq. ft. of uncovered sales area to a maximum of 20 spaces	1 space/employee		
video arcades:	1 space/250 sq. ft. of gross floor area			
Sports and Recreational Uses				
basketball and volleyball courts	8 spaces/court			
billiard and pool rooms	1 space/250 sq. ft. of gross floor area			
bowling alleys			4 spaces/alley	
commercial athletic facilities (indoor or outdoor)	15 parking spaces per court/field		Other uses calculated separately	
driving ranges			1 space/tee	
tennis, racquetball and pickle ball facilities	3 space/court		Other uses calculated separately	
golf courses			6 spaces/hole	
golf course, miniature			3 spaces/hole	
gymnasiums, spas and health studios	1 space/200 sq. ft. of gross floor area			
indoor go-cart, etc. facilities	1 space/1,000 sq. ft. of building area	1 space/employee	Other uses calculated separately	
parks and recreational uses	1 space/8,000 sq. ft. of active recreational area within a park or playground		1 space/acre of passive recreational area within a park or playground	
skating rinks, ice and roller:	1 space/20 sq. ft. of seating area, and 1 space/250 sq. ft. of skating area			

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Table 17.155-030-1: Number of Required Parking/Stacking Spaces				
Use, as determined by the Community Development Director	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
stadiums and sport arenas:	1 space/30 sq. ft. of net assembly area			
swimming pools, commercial:	1 space/250 sq. ft. of pool area			
Industrial Uses				
industrial uses:	1 space/250 sq. ft. of office area, plus 1 space/500 sq. ft. of fabrication area, plus 1 space/1,000 sq. ft. of storage area, and 1 space/500 sq. ft. of floor plan which is uncommitted to any type of use	1 space/2 employees of largest shift, and 1 space/vehicle kept in connection with the use		
manufacturing or repair plants maintaining more than 1 shift of workers:	1 space/500 sq. ft. of gross floor area	2 spaces/3 employees on each of the 2 largest shifts	1 space/company operated vehicle	
salvage and junk yards, including but not limited to automobile dismantling, auto wrecking yards, storage yards, scrap metal processing and similar uses:	1 space/5,000 sq. ft. of lot area			
warehouses and wholesaling:	1 space/250 sq. ft. of office area, and 1 space/ 2,000 sq. ft. of gross floor area			
Residential Uses				
(Parking must be located on site conveniently distributed throughout the project. For multi-family residences, condominiums, planned residential developments and senior citizen residential developments, at least 1 of the required parking spaces per unit shall be located in a garage or carport which is architecturally harmonious with the main structure.				

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Table 17.155-030-1: Number of Required Parking/Stacking Spaces				
Use, as determined by the Community Development Director	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
single-family dwelling, including mobilehome or manufactured home not within a mobilehome park)	2 spaces per dwelling unit in an enclosed garage or covered carport onsite		Garage or carport may be attached or detached	Tandem space allowed if a third space is provided. If part of a residential subdivision, a 2-car enclosed garage is required
multiple-family dwelling units such as apartments, townhomes, or condominiums. (Parking must be conveniently distributed throughout the site, and within 200 feet of the building/unit they serve)		1 space/employee required		Tandem space allowed if a third space is provided.
studio and 1 bedroom units:	1 space/unit			
two bedroom units:	2 spaces/unit			
three or more bedroom units:	2.5 spaces/unit			
visitor parking	15% of total required spaces			
senior housing developments	.75 spaces/unit		1 visitor space for every 5 units	
planned residential development:				
single bedroom dwelling unit	1.5 spaces/unit			
two or more bedroom unit	2.5 spaces/unit			
mobilehome parks (including mobilehome subdivisions):	2 spaces/travel trailer or mobilehome space; spaces may be tandem		1 guest space/8 mobilehome spaces	
Lodging Uses				

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Table 17.155-030-1: Number of Required Parking/Stacking Spaces				
Use, as determined by the Community Development Director	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
boarding houses, lodging or rooming houses, dormitories, fraternity and sorority houses:			1 space/2 beds	
hotels and motels:			1 space/room, plus 2 spaces/resident manager	
recreational vehicle (RV) parks:	1 space/RV site		1 visitor space/5 RV sites	
Medical Uses				
home for the aged, sanitariums, convalescent homes, children's homes, asylums, assisted living, and nursing homes or similar institutions:		1 space/3 employees	1 space/3 beds, plus 1 space/vehicle owned and operated by the institution	
hospitals and clinics:		1 space/staff member of largest shift	1 space/2 patient beds, plus 1 space/vehicle owned and operated by hospital or clinic	
offices, clinics, including, but not limited to, medical, urgent care, dental, and chiropractic.	1 space/200 sq. ft. of net leasable floor area			
small animal hospitals and veterinary services (no outdoor facilities)	1 space per 300 sq. ft. of gross floor area			
Civic/Religious Institutions				
cemeteries and crematories, mausoleums, columbariums and funeral establishments when incidental to a cemetery:	1 space/30 sq. ft. of net assembly room area	1 space/employee	1 space/vehicle operated on the grounds by the proprietary institution	

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Table 17.155-030-1: Number of Required Parking/Stacking Spaces				
Use, as determined by the Community Development Director	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
religious Institutions	1 space/35 sq. ft. of net assembly area used simultaneously for assembly purposes	1 space per employee		
libraries, museums, art galleries or similar uses:	1 space/300 sq. ft. of gross floor area	1 space/employee		
mortuary and funeral homes:	1 space/35 sq. ft. of net assembly area	1 space/employee		
Public Utilities/Telecommunications				
public utility substations and storage buildings.		1 space	1 space/vehicle kept in connection with the use	
Educational Institutions*				
day care centers, including nurseries and pre-schools	1 space/500 sq. ft. of gross floor area		When a school bus is kept, there can be a reduction of 2 spaces/ bus	
private elementary and intermediate schools	Whichever is greater 1 space/classroom, OR 1 space/3 seats in the auditorium or multi-purpose room		When a school bus is kept, there can be a reduction of 2 spaces/ bus	Loading/unloading space for at least 2 school buses
private high schools		1 space/employee, PLUS 1 space/faculty member, AND 1 space/8 students	When a school bus is kept, there can be a reduction of 2 spaces/ bus	Loading/unloading space for at least 2 school buses
private colleges and universities,		1 space/employee, PLUS 1 space/2 students		
trade and vocational schools	1 space per 35 sq. ft. or instruction gross floor area OR	2 spaces per 3 people based on Maximum number of students and staff		

Notes:

* The City does not regulate parking for public schools.

4. Parking Requirements for Uses not Specified. When parking requirements for a use

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are not specifically stated, the parking requirement for such use shall be determined by the Community Development Director based on the requirement for the most comparable listed use in this Title.

5. Requests for Modifications from Parking Standards. The Community Development Director may, without notice or hearing, permit modifications to the circulation and parking layout requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.

6. Alternative Programs for Parking. A residential, commercial or industrial project may provide for alternative programs which reduce parking demand in return for a reduction in the number of off-street parking spaces required.

    a. Alternative programs that may be considered by the Community Development Director under this provision include, but are not limited to, the following:

        i. Private Carpool/Vanpool Operations. Office or industrial developments which guarantee preferred parking spaces to employees who participate regularly in a car or van pool may have their parking requirement reduced by two parking spaces for every one space which is marked for car or van pool at a preferred location.

        ii. Mass Transit. Developments which are located within 150 feet of a mass transit facility may have their parking requirement reduced by two percent of the total number of required parking spaces.

        iii. Planned Residential Development—Senior Citizen. A 20% reduction in the total number of required parking spaces may be allowed when an alternative senior citizen transportation program is proposed.

        iv. Bicycle Parking. Developments which provide secured bicycle parking facilities exceeding the minimum requirement may reduce the number of required parking spaces by one vehicle space for every three additional bicycle spaces provided.

        v. Shared Parking Requirements. In order to encourage efficient use of parking spaces and good design practices, the total parking requirements for conjunctive uses shall be based on the number of spaces adequate to meet various needs of the individual uses operating during the peak parking period.

            (A) The Community Development Director may, upon application by the owner or lessee of any property, authorize shared use of parking facilities under the following conditions:

                (1) Sufficient evidence shall be presented to the Community Development Director to demonstrate that the peak hours of parking demand from all uses combined do not coincide/ conflict with the principal hours or peak parking demand which propose to share parking. The efficiency of parking provided will equal or exceed the level that can be expected if parking for each use were provided separately.

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(2) The building or use for which an application for shared parking is being made shall be located within 150 feet of the parking area to be shared.

(3) No more than 50% of the parking space requirement shall be met through shared parking.

(4) Parties sharing off-street parking facilities shall provide evidence of a reciprocal parking agreement for such joint use by a proper legal instrument recorded in the office of the County Recorder with the number of copies as required and thereof filed with the Building and Safety Department.

vi. Shared Parking Agreement. A written agreement between the landowners and in some cases the City that runs with the land shall be filed, in a form satisfactory to the City Attorney, and include:

(A) A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking without application for approval of an amended ~~conditional~~ use permit, development permit, or other discretionary approval as appropriate;

(B) A reciprocal grant of nonexclusive license among the business operator(s) and the landowner(s) for access to and use of the shared parking facilities;

(C) Evidence that the agreement has been recorded in the County Recorder's office.

7. Special Review of Parking. The Community Development Director may reduce the parking requirement, as required above, for any use or combination of uses as part of the review of a development plan, including, but not limited to, minor or ~~major~~ development review, ~~conditional~~ use permit, or planned residential development, based on the following conditions:

a. The applicant shall submit a request for modification of parking standards, including sufficient evidence and documentation, to demonstrate to the Community Development Director that unusual conditions warrant a parking reduction. Evidence shall include, but is not limited to, the following:

i. Information showing that the parking area serves uses having peak parking demands which occur at different times;

ii. Floor plans which indicate that the floor area devoted to customer or employee use is less than typical for the size building proposed;

iii. Documentation that other programs which will be implemented by the developer or tenant(s) will result in a reduced parking demand, such as the provision of monetary incentives to employees who regularly utilize public transit or participate in a car or van pool.

b. As a condition of approval for a parking reduction, the applicant may be required to record agreements or covenants prior to issuance of a building

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permit, which assure that appropriate programs are implemented for the duration of the parking reduction.

c. Criteria for Approval. The Community Development Director shall only grant approval if it is determined that the project meets three or more of the circumstances listed below and are true.

i. The use will be adequately served by the proposed parking due to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site; or because the applicant has undertaken a travel demand management program that will reduce parking demand at the site.

ii. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

iii. The site plan is consistent with the objectives of the zoning district and incorporates features such as unobtrusive off-street parking placed below the ground level of the project with commercial uses above or enclosed parking on the ground floor.

iv. The applicant has provided on-site parking for car-share vehicles via a recorded written agreement between the landowner and the City that runs with the land. Agreement shall provide for proof of a perpetual agreement with a car-share agency to provide at least one car share vehicle on-site.

d. The Community Development Director, at his/her discretion, may elevate the request for a reduction of parking requirements as outlined above to the Planning Commission for review and approval. If the request is part of a proposed development permit, ~~conditional~~ use permit, ~~public use permit~~, planned residential development or a specific plan, the request shall automatically be reviewed and approved by the Planning Commission as part of the underlying discretionary action.

8. Development Standards for Off-Street Parking Facilities—Layout Design Standards. All parking areas shall be designed as follows:

a. Location of Parking Areas. No parking space shall be located within three feet of any property line. No parking space located on driveways providing direct access to a street shall be located closer than 30 feet from the property line at the right-of-way.

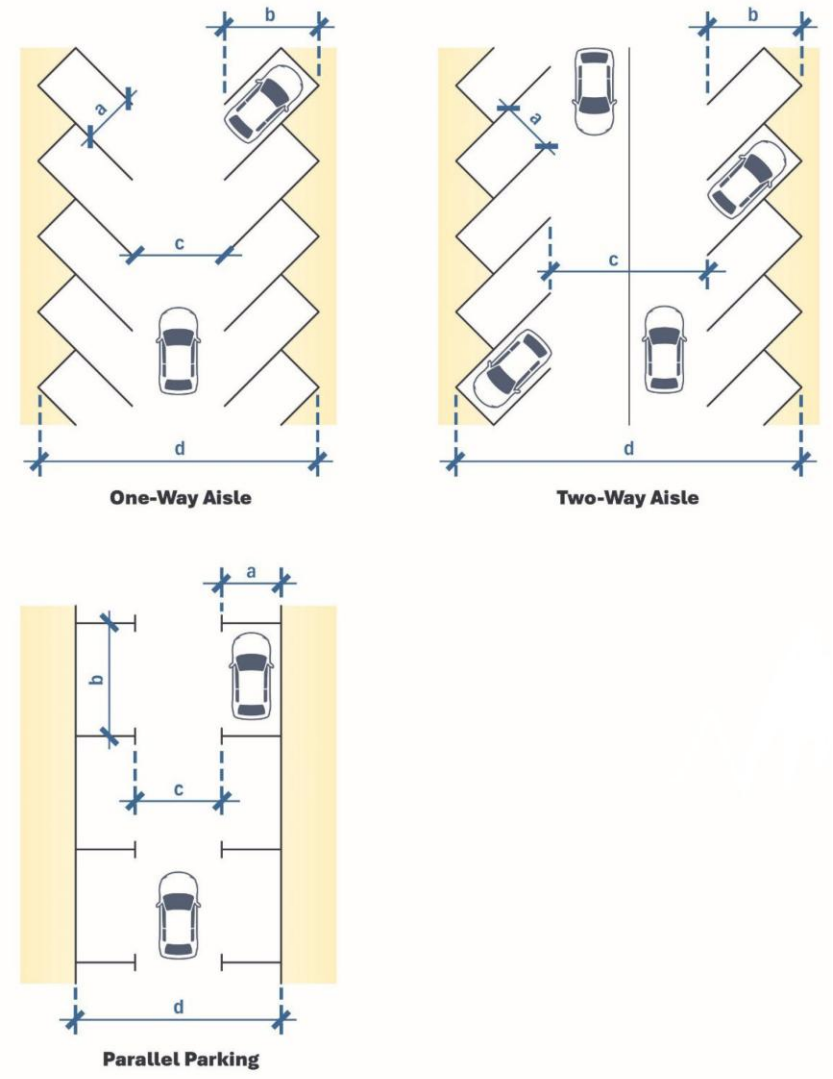
b. Parking Space and Driveway Specifications. The location and dimensions of parking spaces and aisles adjacent to parking spaces shall be arranged in accordance with the following tables entitled Dimensions of Parking Spaces and Aisles and Dimensions of Driveways.

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Table 17.155.030-2 Angle Parking Space and Drive Aisle Dimensions				
Angle	Stall Width	Stall To Curb	Aisle	Width of Two Rows and Aisle
Figure Label	**a**	**b**	**c**	**d**
0 degree (parallel parking)	9 ft. x 23 ft.; end stall:	9 ft. x 30 ft.	12 feet	30 feet
45 degrees	9 ft. x 19 ft.; end stall:	12.8 ft. x 19 ft.	14 feet	52 feet
60 degrees	9 ft. x 20 ft.; end stall:	10 ft. x 20 ft.	18 feet	58 feet
90 degrees	9 ft. x 18 ft.; end stall:	11 ft. x 18 ft.	24 feet	60 feet
Herringbone	9 ft. x 18 ft.		14 feet	Between 4.56 feet & 48.8 feet
Stacking Spaces				
N/A	25 ft. in length per vehicle	12 feet	N/A	
Parking Obstructions				
Parking spaces next to a wall, building, fence or other obstructions.	Space shall be 3 feet wider than the required width as listed above.			

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Figure 17.155.030-1 - Parking Aisle Standards



c. Compact Parking Spaces. Up to 20% of the total required parking may be sized for compact cars. Compact car parking spaces shall be clearly marked

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"COMPACT CARS ONLY." Compact car parking spaces may be reduced (from the dimensions listed in the table) as follows:

i. In width by no more than one-half foot,

ii. In length by no more than two feet.

iii. When an entire section of the parking area is restricted to compact car parking, and the parking spaces are at a 90 degree angle to the aisle, the aisle width may be reduced to 23 feet.

d. Off-street parking for private residences shows in Table 17.155.030-3.

Table 17.155.030-3 Dimensions of Driveways	
Type Of Use	Minimum Width of Driveway
One-family and two-family dwellings	12 feet
Multiple family or apartment complexes:	
• less than 100 units (Carports or garages may be allowed on one side.)	24 feet
• 100 to 300 units (Carports or garages may be allowed on both sides.)	28 feet
• more than 300 units (Carports or garages may be allowed on both sides.)	34 feet
Commercial/Industrial (The driveway shall have a vertical clearance of 13 feet and 6 inches.)	24 feet
All driveways located within a road right-of-way shall be approved by the ~~Transportation~~ Public Works Director or City Engineer.	
Where parallel parking is allowed, the minimum width shall be increased by eight feet for parking on one side and by 16 feet for parking on both sides.	
Stub streets in excess of 150 feet shall have a minimum 45-foot radius turnaround at the end, or as otherwise approved by the Fire Department.	

e. Surfacing Standards for Parking Areas. The following standards shall apply to the development of all off-street parking facilities, including driveways, whether the space is required or optional.

Table 17.155.030-4 Surfacing Standards	
Type of Use	**Surfacing Materials**
One and two family residences	
less than 1/2 acre parcel	Concrete, asphaltic concrete, brick or equivalent
equal to or greater than 1/2 acre parcel	At least 3 inches of decomposed granite or equivalent
Multiple family residences	Concrete, asphaltic concrete, brick or equivalent driveways with an inverted section shall be constructed with a concrete ribbon gutter

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Table 17.155.030-4 Surfacing Standards	
Type of Use	**Surfacing Materials**
All other uses	
At least 25% of the total street frontage within 660 feet from the boundaries of the proposed use, including both directions from the property and both sides of the street, is in commercial, industrial, residential use or other developed use. Where the proposed use would front on 2 or more streets, this provision refers to the street with the greater General Plan designation or right-of-way requirement.	Concrete surfacing with a minimum thickness of 3 1/2 inches, with expansion joints; or asphaltic concrete paving compacted to a minimum thickness of 3 inches on 4 inches of Class 2 base.
Other cases where the aforementioned circumstances do not apply or as determined by the Community Development Director.	A base of decomposed granite or equivalent compacted to a minimum thickness of 3 inches to act as an all-weather surfacing material

f. Off-Street Parking Area Striping.

i. If five or more parking spaces are provided, each space shall be clearly marked with white paint or other easily distinguishable material.

ii. If 10 or more parking spaces are provided, and one-way aisles are used, directional signs or arrows painted on the surface shall be used to properly direct traffic.

g. Drainage. All parking areas, including driveways, shall be graded to prevent ponding and to minimize drainage runoff from entering adjoining properties.

h. Curbs, Bumpers, Wheel Stops or Similar Devices. Public parking areas shall be equipped with permanent curbs, bumpers, wheel stops or similar devices so that parked vehicles do not overhang required walkways, planters or landscaped areas.

i. If the method used is designed to stop the wheel rather than the bumper of the vehicle, the stopping edge shall be placed no closer than two feet from the edge of any required walkway, planter or landscaped area, or from any building.

~~ii.~~ i. The innermost two feet of each parking space, between the wheel stop or other barrier, and any required planter or walkway, may either: Be paved; or be planted with low ground cover.

This additional planting area is considered part of the parking space and may not be counted toward satisfying any landscaping requirement(s).

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i. Lighting.

ii. Parking Area Lighting is Not Required. However, if parking areas are lighted, such lighting facilities shall be located to prevent lights from shining directly onto adjoining properties or streets.

iii. Parking area lighting shall be of an energy-efficient type. However, when such lighting is located within 30 miles of the Mt. Palomar Observatory, low-pressure sodium lamps shall be used. These shall be oriented and shielded to prevent direct illumination above the horizontal plane passing through the luminaire.

9. Walls. All paved parking areas, other than those required for single-family residential uses, which adjoin property zoned residential (R-1, R-2, R-3, R-4, R-A, R-R or R-T), shall have a six-foot high solid masonry wall provided with an anti-graffiti coating installed to preclude a view of the parking area from such adjoining property. However, any walls within 10 feet of any street or alley shall be 30 inches high.

(Ord. 247, 1/15/2025)

§ 17.155.040. Loading space requirements.

A. On each lot used for manufacturing, storage, warehousing, goods display, a department store, a wholesale store, a market, a hotel, a hospital, a laundry, dry cleaning or other uses which involve the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained adequate loading space for delivery vehicle stacking, and for loading activities. The loading space and delivery vehicle stacking area shall be located and designed so as to avoid undue interference with the public use of streets and alleys.

B. Each required loading space shall be paved with six inches of concrete over a suitable base and shall not be less than 10 feet wide, 35 feet long and 14 feet high.

C. The minimum number of loading spaces indicated in the following table shall be provided:

Table 17.155.040-1 Minimum Number of Loading Spaces

Gross Floor Area (Square Feet)	Number of Loading Spaces
7,499 or less	0
7,500—14,999	1
15,000—24,999	2
25,000—39,999	3
40,000—59,999	4

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Table 17.155.040-1 Minimum Number of Loading Spaces	
Gross Floor Area (Square Feet)	Number of Loading Spaces
60,000—79,999	5
80,000—100,000	6
for each additional 100,000	6, plus 1

(Ord. 247, 1/15/2025)

§ 17.155.050. Parking for persons with disabilities.

A. Parking spaces shall be provided for access by persons with disabilities in accordance with the number indicated by the following table. These numbers are based on the total number of parking spaces required, given the intended use of the site. At least one van accessible parking space shall be provided for every six parking spaces reserved for persons with disabilities.

Table 17.155.050-1 Number of Accessible Parking Spaces For Persons with Disabilities	
Total Number of Parking Spaces Required	Minimum Number of Spaces Required for Accessible Parking
02—25	1
26—50	2
51—75	3
76—100	4
101—150	5
151—200	6
201—300	7
301—400	8
401—500	9
501—1,000	Two percent of total number of required parking spaces
over 1,000	20 plus one for each 100, or fraction thereof over 1001

B. A higher percentage of accessible parking spaces is required for medical care outpatient facilities as follows: 10% of the total number of parking spaces provided for outpatient facilities; 20% of total numbers of parking spaces provided for facilities that specialize in treatment or services for persons with mobility impairments.

C. Accessible parking spaces shall be located so as to provide for safety and optimum proximity to curb ramps or other pedestrian ways thereby, providing the most direct access to the primary entrance of the building served by the parking lot.

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D. For a single accessible space, the space shall be 14 feet wide and outlined to provide a nine foot wide parking space and a five-foot wide loading/unloading area.

E. For multiple accessible spaces, two spaces shall be provided within a 23-foot wide area outlined to provide a five-foot wide loading/unloading area between the nine-foot wide parking spaces.

F. Each loading/unloading area for a van accessible space shall be eight feet wide with a minimum length of 18 feet.

G. A minimum of one in every eight accessible parking spaces shall be served by an access aisle with a minimum width of eight feet.

1. The parking space shall be designated van accessible.

2. All such van accessible parking spaces may be grouped on one level of a parking structure.

H. In each parking space, a wheel stop or curb shall be provided and located to prevent encroachment of cars over the walkways.

I. The parking spaces shall be located so that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.

J. Pedestrian ways which are accessible for persons with disabilities shall be provided from each such parking space to the related facilities and shall include curb cuts or ramps as needed.

1. Ramps shall not encroach into any parking space. However, ramps located at the front of accessible parking spaces may encroach into the length of such spaces when the encroachment does not limit the ability of persons with disabilities to leave or enter their vehicles, and when it is determined that compliance with any regulation of this subsection would create an unreasonable hardship.

2. Parking spaces may be provided which would require persons with disabilities to wheel or walk behind parking spaces that are not designed for accessibility when it is determined that compliance with the accessible parking regulations would create an unreasonable hardship.

K. Surface slopes for accessible parking spaces shall be the minimum possible and shall not exceed one-fourth inch per foot (2.083 percent gradient) in any direction.

L. Each accessible parking space shall be identified by a permanently affixed reflectorized sign displaying the international symbol of accessibility.

1. The sign shall be posted immediately adjacent to and visible from each accessible parking space;

2. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade; or

3. The sign may be centered on the wall of the interior end of the accessible parking space at a minimum height of three feet from the parking space finished grade or

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walkway.

M. An additional sign shall be posted in a conspicuous place, at each entrance to the off-street parking facilities. The sign shall not be less than 17 by 22 inches in size with lettering not less than one inch in height, which clearly and conspicuously states the following:

N. The surface of each accessible parking space shall have a surface identification duplicating the symbol of accessibility in blue paint of at least three square feet in size.

O. For additional accessible parking and site development standards, reference the California Code of Regulations, Title 24.

(Ord. 247, 1/15/2025)

§ 17.155.060. Bicycle parking facilities.

A. Bicycle Parking Facility Classifications. Bicycle parking facilities shall be classified as follows:

1. Class I: an enclosed box with a locking door, typically called a bicycle locker, where a single bicyclist has access to a bicycle storage compartment.

2. Class II: a stationary bicycle rack designed to secure the frame and both wheels of the bicycle, where the bicyclist supplies only a padlock.

3. Class III: a stationary bicycle rack, typically a cement slab or vertical metal bar, where the bicyclist supplies a padlock and chain or cable to secure the bicycle to the stationary object.

B. Bicycle Parking Requirements.

1. Minimum Bicycle Parking Facilities. The minimum bicycle parking shall be provided as follows:

Table 17.155.060-1 Bicycle Spaces for Bicycle Parking Facility Class

	Industrial	Restaurants and Cocktail Lounges	Commercial, Office and Service Uses not Otherwise Listed
EMPLOYEES	One bicycle space for every 25 parking spaces required. A minimum of 2 bicycle spaces required.	One bicycle space for every 50 parking spaces required. A minimum of 2 bicycle spaces required.	One bicycle space for every 25 parking spaces required. A minimum of 2 bicycle spaces required.
	Class I lockers or Class II racks in an enclosed lockable area.	Class I lockers or Class II racks in an enclosed lockable area.	Class I lockers or Class II racks in an enclosed lockable area.
PATRONS OR VISITORS	Number of bicycle spaces required: 0	Number of bicycle spaces required: 0	One bicycle space for every 33 parking spaces required. A minimum of 2 bicycle spaces required.

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Table 17.155.060-1 Bicycle Spaces for Bicycle Parking Facility Class			
	Industrial	Restaurants and Cocktail Lounges	Commercial, Office and Service Uses not Otherwise Listed
	Type of lockers/racks: N/A	Type of lockers/racks: N/A	Type of locker/racks: Class II racks

C. Additional Standards.

1. Where the application of the above table results in the requirement for a fraction of a bicycle parking space, such a space need not be provided unless the fraction exceeds 50%.

2. Where the application of the above table results in fewer than six required employee spaces, Class II racks need not be placed within an enclosed lockable area.

a. Design Standards. Bicycle parking facilities shall be installed in a manner which allows adequate spacing for access to the bicycle and the locking device when the facilities are occupied. General space allowances shall include a two-foot width and a six-foot length per bicycle and a five foot wide maneuvering space behind the bicycle. The facilities shall be located on a hard, dust-free surface, preferably asphalt or concrete.

b. Exemptions. Requests for exemptions from bicycle parking requirements shall be made in writing to the Community Development Director.

i. Exemptions from bicycle parking requirements shall be submitted and processed concurrently with the project application.

ii. Exemptions may be granted depending upon the location of the site with respect to an urbanized area, the nature and hours of operation of the proposed use, and the accessibility of the site by bicycle at present and in the future.

(Ord. 247, 1/15/2025)

§ 17.155.070. Recreational vehicle regulations.

A. This section regulates the parking and storage of recreational vehicles: motorhomes, camping trailers, fifth wheel camping trailers, campers, boats, off-road vehicles, and their trailers.

B. It shall be unlawful for any person to park or store any recreational vehicle in a residential zone in any manner other than defined as follows:

1. Inside any structure, which otherwise conforms to the zoning requirements where located.

2. Outside parking in the side yard, provided it is not nearer than two feet to the lot line.

3. Outside parking in the rear yard, provided it is not nearer than two feet to the lot line.

4. Outside parking in the front yard, provided:

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a. Space is not available or there is not reasonable access to either the side yard or rear yard. A corner lot shall be deemed to have reasonable access to the rear yard, unless natural topographical conditions otherwise preclude reasonable access (this applies to all recreational vehicles except self-propelled multipurpose vehicles, and applies to boats, off-road vehicles, and trailers designed and used specifically to transport boats or off-road vehicles mounted upon it).

b. Inside parking is not possible.

c. The unit is parked on the driveway or hard surface area that is either paved or prepared with a minimum of a three-inch base of decomposed granite or gravel.

d. The unit is parked perpendicular to the front curb, unless parked on a circular drive.

e. No part of the unit may extend over the public sidewalk or public thoroughfare (right-of-way).

5. Parking is permitted only for storage purposes, and no travel trailer, motorhome, recreational vehicle, or like facility shall be used for dwelling purposes in the City except as follows:

a. In an approved public campground, subject to rules established for the use thereof, which shall include limits as to the duration of stay, sanitary and noise regulations, and the fees to be charged for camping privileges.

b. Pursuant to subsection a above, units having installed sanitary facilities shall not use such facilities unless connected in an authorized manner to an approved sewer or septic tank system, or unless the unit is equipped with an approved holding tank. Holding tanks shall be emptied only at approved sanitary stations and shall at all other times be kept capped. Unused sanitary outlets not connected as above shall be capped at all times.

6. Parking is permitted only for storage purposes, and any motorhome, recreational vehicle, trailer, or like facility shall not be:

a. Permanently connected to sewer lines or water lines. The recreational vehicle may be connected to electricity for charging batteries and other purposes, but generators are not allowed.

b. Used for storage of goods, materials, or equipment other than those items considered to be part of the unit or essential for its immediate use.

c. Such recreational vehicles described in this section shall be maintained in a clean, well-kept state so as not to detract from the appearance of the surrounding area.

d. All units shall be maintained with proper registration and insurance when required. All units shall be kept operational and movable within a reasonable time.

e. Notwithstanding the provisions of subsection(B)(4) of this section, a unit may

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be parked anywhere on the premises during an active loading or unloading; and the use of propane fuel is permitted when necessary to prepare a recreational vehicle for use for a period not exceeding 48 consecutive hours.

C. Such recreational vehicles described in this section shall be maintained in a clean, well-kept state so as not to detract from the appearance of the surrounding area.

D. All units shall be maintained with proper registration and insurance when required. All units shall be kept operational and movable within a reasonable time.

E. If the parking of a recreational vehicle creates a parking shortage for other vehicles, it can be classified as a nuisance.

F. Units stored or parked which are nonconforming under this chapter shall be ordered removed pursuant to the laws and ordinances relating to abandoned and derelict vehicles.

(Ord. 247, 1/15/2025)

§ 17.155.080. Parking on private property visible from the street.

A. It is unlawful to park or store a vehicle on any portion of private property visible from a street if one or more the following is true.

1. Said vehicle is dismantled, or lacks any of the following: an engine, a transmission, a wheel or tire, a door, a windshield, or any other part or equipment necessary to operate safely and legally on the streets and highways.

2. Said vehicle is not parked in a driveway, such as a poured-in-place asphalt or concrete slab connected to the public right-of-way by a curb cut, or an unpaved strip of land covering an area between the curb cut and a garage or carport located on the property and used for ingress and egress into such garage or carport.

3. Said vehicle is not currently registered.

(Ord. 247, 1/15/2025)

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CHAPTER 17.156
LANDSCAPING STANDARDS

Prior History: Former Ch. 17.160 W-1 Watercourse, Watershed and Conservation Areas Zone, compiled of RCC Ch. 17.160; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.156.010. General landscaping provisions.

A. Application Requirements. A landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be required for all development review ~~(minor and major)~~, ~~conditional~~ use permits, subdivisions, and any other permit when the Community Development Director deems it necessary.

1. The landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be submitted under one application consistent with the provisions of Chapter 17.125 (Common Application Processing Procedures). The landscaping plan, landscaping grading plan, irrigation plan and shading plan may be submitted on four separate exhibits or may be combined on one to three exhibits, provided that the information required to be displayed for each plan is legible and clearly discernible.

2. No less than the number of copies as determined by the Community Development Director of the landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be submitted for approval by the Community Development Director.

3. All landscaping shall comply with Chapter 17.160 (Landscaping Standards), Chapter 17.165 (Water Efficient Landscapes), and the City's Landscape Design standards and Guidelines in regard to water-efficient landscaping.

4. All plans shall show the following information:

   a. The first sheet of a multiple sheet set shall contain a title block with the name and address of the project, sheet number, and numbers of sheets and a revision block to indicate date and type of revisions.

   b. Each sheet shall show the required technical data, including scale of drawing, north arrow, date drawn, and dates of revisions (if applicable), all property lines and project limits, if other than property limits, all easements, fences, walls, curbs, roads, walks, structures, mounds, swales, manholes, banks, and all plant and landscaping materials, grading, irrigation and other exterior elements proposed. A legend shall also be included for each symbol used.

B. Landscaping Plan Requirements.

1. The location of all existing landscaping materials, and where proposed landscaping material is to be placed shall be shown. Existing trees shall be preserved whenever it is practical to do so and shall be shown on the landscaping plan. Any existing trees to be removed shall also be shown on the landscaping plan.

2. The quantities, sizes and locations of all trees, shrubs and ground cover, hydroseed and wildflower mixtures, etc., shall be indicated. Trees shall be a minimum 15 gallon

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size. Shrubs shall be a minimum five-gallon size; however, the use of smaller plants may be approved for areas where color or growth habits make it suitable.

3. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. Trees shall be drawn to size as indicated on the shade tree list as provided in the *Riverside County Guide to Trees, Shrubs and Ground Covers.*

4. All plants shall be listed by correct botanical name and common name.

5. The soil surface of all planters shall be shown planted or covered with suitable material.

6. Lawns shall be indicated by common name of species and method of installation (seeding, hydro mulching or sodding).

7. Proposed treatment of all ground surfaces, including paving, turf and gravel.

8. Planting details and methods of application shall be shown.

9. Complete construction detail referencing (fencing, walls, etc.) shall be indicated.

C. Landscaping Grading Plan Requirements. The grading plan shall show the drainage of all planting areas and the heights of mounds. Mounds shall not exceed 3:1 slope, and no mound over 30 inches high shall be placed within 10 feet of any street and/or alley intersections.

D. Irrigation Plan Requirements. An irrigation plan shall show the following:

1. Locations of all irrigation components, such as sprinkler heads, valves, pipes, backflow prevention devices and water taps, and if applicable, automatic controllers, quick couplers, hose bibs and washer boxes.

2. Proposed radius or diameter of throw (sprinkler coverage) at a stated pressure (PSI) for each sprinkler head.

3. Worst case irrigation system pressure loss calculations.

4. Static water pressure PSI (pounds per square inch), available GPM (gallons per minute), water pressure zone, agency reading locations and source of information for each one.

5. Required water budget calculations based on the *Riverside County Guide to Trees, Shrubs and Ground Covers.*

E. Shading Plan Requirements.

1. Parking area landscaping shall include shade trees from the *Riverside County Guide to Trees, Shrubs and Ground Covers,* unless otherwise approved by the Community Development Director, so as to provide for adequate shade canopies within 15 years of age as follows:

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Table 17.160.010-1 Percentage of Total Parking Area Required to be Shaded	
Number of Parking Spaces	Percentage of Parking Area to be Shaded (Minimum Percent)
05—24 spaces	30
25—49 spaces	40
50+ spaces	50
Note: The percentage of parking area required to be shaded shall be based on the number of uncovered parking spaces; driveways and aisles are excluded. Multilevel parking structures are exempt from shading requirements.	

2. Trees shall be a minimum 15 gallon size at planting.

3. Trees shall be planted and maintained throughout the parking area to ensure that within 15 years, the percentage of the parking area that is shaded is no less than the minimum amount required by the table entitled Percentage of Total Parking Area Required to be Shaded. The parking area shading plan shall be developed in compliance with a landscaping plan. Each planting area shall be of adequate size for the landscaping approved and shall have adequate irrigation for that landscaping.

F. Landscaping Design Standards. Landscaping shall be incorporated into the design of all off-street parking areas, including covered and decked, as follows:

1. General Landscaping Provisions.

a. These provisions apply to:

i. Landscaping throughout and immediately surrounding parking areas,

ii. Additional landscaping as required by a zone classification.

b. Landscaped areas shall be distributed throughout the entire off-street parking area as evenly as is appropriate in the design of the parking facility.

c. Nothing in this subsection shall preclude the installation of additional landscaping and the planting of additional trees so long as such planting is consistent with visibility regulations.

d. Any open areas in the interior shall be landscaped with appropriate plant materials and maintained in good condition as provided in this Title.

e. All landscaped areas shall be designed so that plant materials are protected from vehicle damage, encroachment or overhang.

f. All trees shall be double-staked and secured with a rubber or plastic strip, or other commercial tie material. Wire ties shall not be used.

g. No trees shall be planted within 10 feet of driveways, alleys and/or street intersections.

h. All landscaping shall be within planters bounded by a curb at least six inches

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high.

i. A six-inch high curb with a 12-inch-wide concrete walkway shall be constructed along planters on end stalls adjacent to vehicle parking spaces.

j. In urban areas, all parking areas shall be screened from view along the entire perimeter of the parking lot by the construction of either a three-foot high and three-foot wide earthen berm, or a three-foot wide planter with shrubbery that can be maintained at a height of three feet. When the parking area is adjacent to a public road right-of-way, the berm or planter shall be five feet in width.

k. In addition to the perimeter landscaping required by this Title, parking areas of five spaces or more shall be required to provide additional landscaped areas within the parking area. A minimum percentage of the total parking area shall be landscaped as follows:

Table 17.160.010-2 Minimum Percentage of Total Interior Parking Area to be Landscaped

Parking Spaces Required	5—24 Spaces	25—49 Spaces	50+ Spaces
Percentage To Be Landscaped	5.0%	7.5%	10.0%
Percentage To Be Landscaped Along State and County Scenic Highway	6.0%	8.5%	11.0%

l. At the discretion of the appropriate authority, a barrier free, four-foot wide paved walkway may be provided through the required planter at street and driveway intersections to provide unencumbered access for persons with disabilities from the sidewalk to the parking lot.

i. Such a walkway shall be located so as to facilitate the most direct movement of persons using sidewalk curb ramps, if provided.

ii. Bus shelters may be located within this planter if approved by the Community Development Director. Such shelters shall not be placed so as to reduce the number of trees which are otherwise required by this article.

2. Planter Provisions. Planters containing organic landscaping shall be provided adjacent to and within parking areas. The dimensions of a planter refer only to that which is plantable area.

a. No planter shall be smaller than 25 square feet.

b. Each planter shall include an irrigation system.

c. The planter shall include shrubs, hedges, and other natural growth or other features such as berms, designed to form a partial visual screen at least three feet in height, except within 10 feet of street and driveway intersections where landscaping shall not be permitted to grow higher than three feet.

d. A planter at least five feet wide shall be provided adjacent to all public road

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right-of-ways. Any area within the road right-of-way between the edge of the walkway and outer edge of the right-of-way shall also be developed as a landscaped area in conjunction with the required planter, unless this requirement is waived by the Community Development Director.

i. A planter at least five feet wide shall be provided adjacent to properties used for residential purposes. Within this planter, one screen tree from the *Riverside County Guide to Trees, Shrubs and Ground Covers* shall be planted at an average distance apart of at least every 25 feet on center in combination with other plants to provide a dense visual screen.

ii. A planter at least eight feet wide shall be located at least 45 feet apart for every 150 feet of frontage along a public road right-of-way. Within this planter, trees from the *Riverside County Guide to Trees, Shrubs and Ground Covers* shall be planted no farther apart than 25 feet on center, and at least five feet, but not farther than 10 feet, from the back of the walkway.

e. All planters located adjacent to end parking spaces shall have a six-inch high and 12-inch-wide concrete walkway.

3. Plant Materials Provisions.

a. Existing mature trees on the site shall be preserved whenever it is practical to do so.

b. All plant materials shall be maintained free from physical damage or injury arising from lack of water, chemical damage, insects and diseases. Plant materials showing such damage shall be replaced by the same or similar species.

c. Planting areas shall be kept free from weeds, debris and undesirable materials which may be detrimental to public safety, drainage or site appearance.

d. Drought tolerant species and native species are to be used to the maximum extent possible over non-drought tolerant and nonnative species.

i. The quantity and extent of drought tolerant species shall be dependent on the climatic zone of the project.

ii. Landscaping may include natural features such as rock and stone, non-drought tolerant plants and structural features such as fountains, reflecting pools, art work, screens, wall and fences.

e. Plant materials shall be grouped together in regard to water and soil requirements. In order to conserve water, alternative types of low volume irrigation concepts may be used, including, but not limited to, drip/trickle, rotary spray, mini-spray, bubbler, and perforated soaker tubing.

4. General Irrigation Provisions.

a. An automatic irrigation system for all planted areas shall be required.

i. The layout of the system should consider meter water pressure, pipe size and length, and type of heads (sprinkler, bubbler or rainbird).

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ii. Hose bibs shall be located in each tree well site as may be considered adequate for irrigation of the trees.

b. Sprinkler spacing shall not exceed the manufacturer's recommended spacing or, if no spacing is recommended, spacing shall not exceed 60% of the diameter of throw (sprinkler coverage).

c. No sprinklers on risers shall be installed next to walks, streets and/or pavement. Sprinklers in hazardous locations shall be flush mounted on high pop models only.

d. Backflow prevention devices for sprinklers shall comply with the latest edition of the Uniform Plumbing Code as adopted by the City.

G. Requests for Modifications from Landscaping Standards. The Community Development Director may, without notice or hearing, permit modifications to the landscaping requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.

H. Enforcement of Landscaping Design Standards.

1. Prior to the issuance of a final building occupancy certificate, all required landscape planting and irrigation shall have been installed and be in a condition acceptable to the Community Development Director.

a. The plants shall be healthy and free of weeds, disease or pests.

b. The irrigation system shall be properly constructed and in good working order.

2. Prior to the issuance of a building permit, performance securities in an amount to be determined by the Community Development ~~Building and Safety~~ Director shall be filed with said Director, so as to guarantee:

a. The installation of plantings, walls and fences in accordance with the approved landscaping plan when the total uncovered parking area on the property, including adjoining parcels over which the property has a shared parking agreement, and/or any other parking agreement exceeds 3,600 square feet; and

b. The adequate maintenance of the planting for one year.

3. The Community Development ~~Building and Safety~~ Director shall be authorized to execute, on behalf of the City, the required agreements and bonds and those forms and terms approved by the City Council. Acceptable forms of security shall be limited to the following:

a. A bond from a duly authorized corporate surety;

b. A deposit of cash with the City;

c. An irrevocable instrument of credit from a regulated financial institution; or

d. An irrevocable letter of credit issued by a regulated financial institution; provided, that a cash bond is required to guarantee the installation of plantings, walls and fences when the estimated cost is equal to or less than the cost determined by the Building and Safety Department. The remaining performance

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surety shall be released one year after installation is approved; provided that the planting has been adequately maintained.

(Ord. 247, 1/15/2025)

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CHAPTER 17.165
WATER EFFICIENT LANDSCAPES

§ 17.165.010. Purpose.

The purpose of this chapter is to establish water efficient landscape regulations that are "at least as effective in conserving water as" the State Model Water Efficient Landscape Ordinance in the context of conditions in the City in order to ensure that landscapes are planned, designed, installed, maintained, and managed in a manner that uses water efficiently, encourages water conservation, and prevents water waste. The intent of this chapter is to encourage the cooperation between the City and local water purveyors to achieve irrigation efficiency and water conservation goals.
(Ord. 247, 1/15/2025)

§ 17.165.020. Applicability.

This chapter shall apply to the following landscape projects:

A. New landscape installations or landscape rehabilitation projects by public agencies or private nonresidential developers, except for cemeteries, with a landscaped area, including water features but excluding hardscape, equal to or greater than 2,500 square feet, and which are subject to a discretionary approval of a landscape plan, or which otherwise require a ministerial permit for a landscape or water feature.

B. New landscape installations or landscape rehabilitation projects by developers or property managers of single-family and multifamily residential projects or complexes with a landscaped area, including water features but excluding hardscape, equal to or greater than 2,500 square feet, and which are subject to a discretionary approval of a landscape plan, or which otherwise require a ministerial permit for a landscape or water feature.

C. New landscape installations that are homeowner-installed, including homeowner-hired, in single-family or multifamily residential lots with a total project landscaped area equal to or greater than 5,000 square feet and which are otherwise subject to a discretionary approval of a landscape plan, or which otherwise require a ministerial permit for landscaping or water feature.

D. New cemeteries are only required to submit information on water calculations and irrigation scheduling and maintenance activities.

(Ord. 247, 1/15/2025)

§ 17.165.030. Exemptions.

This chapter shall not apply to:

A. Registered local, state, or federal historical sites;

B. Ecological restoration projects that do not require a permanent irrigation system;

C. Mined-land reclamation projects that do not require a permanent irrigation system;

D. Plant collections, as part of botanical gardens and arboretums open to the public;

E. Existing cemeteries, except that the water waster prevention provisions of Section

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17.165.070 are still applicable to the existing facilities;

F. The requirements of this chapter may be partially or wholly waived at the discretion of the City Manager or his/her designee, for landscape rehabilitation projects that are limited to the replacement of plantings with equal or lower water needs and where any modifications to the irrigation system do not require ministerial permits and the irrigation system is found to be designed, operable, and programmed consistent with minimizing water waste in accordance with local water purveyors regulations.

(Ord. 247, 1/15/2025)

§ 17.165.040. Landscape design plan.

As applicable, all persons and/or entities subject to the State Model Water Efficient Landscape Ordinance (23 CCR, Division 2, Chapter 2.7) shall comply with Sections 492.6(a)(3)(B), (C), (D), and (G), of the State Model Water Efficient Landscape Ordinance, as amended September 15, 2015, and as it may be amended in the future.

(Ord. 247, 1/15/2025)

§ 17.165.050. Landscape water use standards.

A. For applicable new landscape or landscape rehabilitation projects subject to Section 17.165.020, the estimated applied water use allowed for the landscaped area may not exceed the maximum applied water allowance calculated using an evapotranspiration adjustment factor of 0.7, except for the portion of the maximum applied water allowance applicable to any special landscaped areas within the landscape project, which may be calculated using an evapotranspiration adjustment factor of 1.0.

B. Where the design of the landscaped area can be otherwise shown to be equivalently water efficient, the applicant may submit alternative or abbreviated information supporting the demonstration that the annual estimated applied water use is less than the maximum applied water allowance, at the discretion of and review and approval of the Community Development Director and City Landscape Architect.

C. The irrigation of all landscaped areas installed pursuant to this chapter shall be conducted in a manner conforming to the rules and requirements of the program and the approved landscape documentation package. Violations are subject to penalties and/or incentives for water conservation and water waste prevention as determined and implemented by the City and/or local water purveyor.

(Ord. 247, 1/15/2025)

§ 17.165.060. Implementation procedures.

A. A landscape documentation package shall be submitted to the City for review and approval prior to the issuance of any permits to install or construct any landscape-related improvements.

B. A landscape documentation package submitted to the City shall comply with the provisions of this chapter and any adopted guidelines. The landscape documentation package shall include, at a minimum, a certification of preparation by the project landscape architect stating that the landscape design plan, soil management report, irrigation design plan, and water use calculations have been prepared by or under the supervision of the landscape

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professional and are in compliance with the provisions of this chapter and any applicable guidelines.

C. Prior to the final inspection of a new landscape installation, the applicant shall submit a certification of completion to the Community Development Director. The certification of completion shall, at a minimum, include information on the scheduling and timing of irrigation, system maintenance requirements, and identify City of Wildomar Planning Department approved changes to the approved plans that may have occurred during the construction/installation process.

D. The City may adopt guidelines to further refine, describe, and implement the requirements of this chapter.

(Ord. 247, 1/15/2025)

§ 17.165.070. Water waste prevention—Existing landscaping.

A. The irrigation of landscaping installed prior to the effective date of the ordinance codified in this chapter, or exempt from the provisions of this chapter, shall be operated and maintained to avoid wasteful practices such as the watering of adjacent hardscape areas, runof to the street, and watering during windy conditions.

B. Irrigation of all landscaped areas must be conducted in a manner conforming to the rules and requirements and be subject to penalties and incentives for water conservation and water waste prevention established by Elsinore Valley Municipal Water District Ordinance 185, as may be subsequently amended.

C. The City will work with the local water purveyor(s) to provide recommendations on how to increase water efficiency for existing landscapes.

(Ord. 247, 1/15/2025)

§ 17.165.080. Delegation.

The City may delegate to, or enter into an agreement with, one or more local agencies to implement, administer, and/or enforce any of the provisions of this chapter on behalf of the City.
(Ord. 247, 1/15/2025)

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CHAPTER 17.170
LIGHT POLLUTION STANDARDS

Refer to Title 8, Chapter 8.64 of the Wildomar Municipal Code for requirements and standards.

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CHAPTER 17.175
DENSITY BONUS

§ 17.175.010. Purpose.

The purpose of this chapter is to implement the State Density Bonus Law, California Government Code Section 65915 et seq. To the extent practicable, the citation to the governing statutory provision is included next to the implementing ordinance section. If any provision of this chapter conflicts with state law, the latter shall control. Applicable statutes should be consulted for amendments prior to applying the ordinance provision.
(Ord. 247, 1/15/2025)

§ 17.175.020. General density bonus provisions.

A. Application. Any person that desires a density bonus must make an application on a form approved by the Director at the time of submitting an entitlement application for the housing development for which a density bonus is requested.

B. Incentives and Concessions. When an applicant seeks a density bonus for a housing development or for the donation of land for housing within the City, the City must provide the applicant incentives or concessions for the production of housing units and child care facilities as provided in this chapter.

C. Available Density Bonus Options. The approval authority will grant one density bonus, the amount of which will be as specified in Section 17.175.050, and incentives or concessions as described in Section 17.175.030, when an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this chapter, that will contain at least one of the following:

1. 10% of the total units of a housing development, including a shared housing building development, for lower income households.

2. Five percent of the total units of a housing development, including a shared housing building development, for very low-income households.

3. A senior citizen housing development. For purposes of this subsection, "development" includes a shared housing building development.

4. 10% of the total dwelling units in a common interest development for moderate income households, provided that all units in the housing development are offered to the public for purchase.

5. 10% of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the Federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Section 11301 et seq.).

6. 20% of the total units for lower income students in a student housing development that meets the requirements of Government Code Section 65915(b)(1)(F).

7. 100% of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, except

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that up to 20% of the units in the development, including total units and density bonus units, may be for moderate income households. For purposes of this subsection, "development" includes a shared housing building development.

D. Additional Density Bonus. Provided that the resulting housing development would not restrict more than 50% of the total units to moderate-income, lower income, or very low income households, an additional density bonus shall be calculated pursuant to Government Code Section 65915(v).

E. Applicant's Election of Basis for Bonus. For purposes of calculating the amount of the density bonus pursuant to Section 17.175.050, the applicant who requests a density bonus pursuant to this section must elect whether the bonus will be awarded on the basis of subsection (C)(1), (2), (3), (4), (5), (6), or (7) of this section.

F. Continued Affordability.

1. An applicant must agree to the continued affordability of all low- and very low-income rental units that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by any applicable construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

   a. Rents for the lower income density bonus units in a housing development receiving a density bonus under subsection (C)(1), (2), (3), (4), (5), or (6) must be set at an affordable rent.

   b. Rents for all units in a housing development receiving a density bonus under subsection (C)(7) shall be as follows:

      i. The rent for at least 20% of the units in the development shall be set at an affordable rent.

      ii. The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for lower income households, as those rents and incomes are determined by the California Tax Credit Allocation Committee.

2. The City will require an equity-sharing agreement pursuant to Government Code Section 65915(c)(2), unless such an agreement would be in conflict with the requirements of another public funding source or law or may defer to the recapture provisions of the public funding source. The following apply to the equity sharing agreement:

   a. Upon resale, the seller of the unit may retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City will recapture any initial subsidy and its proportionate share of appreciation, if any, which amount must then be used within five years for any of the purposes that promote home ownership, as described in California Health and Safety Code Section 33334.2(e).

   b. The City's initial subsidy will be equal to the fair market value of the home at the time of initial sale, minus the initial sale price to the moderate-income household, plus the amount of any down payment assistance or mortgage

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assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale will be used as the initial market value.

c. The City's proportionate share of appreciation will be equal to the ratio of the initial subsidy to the fair market value of the unit at the time of initial sale.

3. Notwithstanding subsection (F)(2), for-sale units may be purchased by a qualified nonprofit housing corporation pursuant to a recorded contract that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code and includes all of the requirements stated in Government Code Section 65915(c)(2)(A)(ii).

G. Eligibility. An applicant shall be ineligible for a density bonus or any other incentives or concessions under this chapter if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low income households, unless the proposed housing development replaces those units, as "replace" is defined in Government Code Section 65915(c)(3)(B), and either of the following applies:

1. The proposed housing development, inclusive of the units replaced pursuant to this subsection, contains affordable units at the percentages set forth in subsection C of this section.

2. Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low-income household.

Table 17.175.020-1 Density Bonus Eligibility

Description of project	Qualifying Criteria: Percent Affordable by Income Category (to be calculated based on affordability of base units, unless otherwise noted)			Affordable Housing Benefit	
	Very Low	Low	Moderate[4]	Developer Incentives that may be requested[9, 11]	Percentage Density Bonus[11]
For-rent housing development[1, 2]	5% 10% 15% 16%	10% 17% 24%	n/a	1 2 3 4	Varies, see section 17.175.050 (Calculation of Density Bonus).
For-sale housing development[1, 2, 3, 4]	5% 10% 15% 16%	10% 17% 24%	10% 20% 30% 45%	1 2 3 4	

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Table 17.175.020-1 Density Bonus Eligibility

Description of project	Qualifying Criteria: Percent Affordable by Income Category (to be calculated based on affordability of base units, unless otherwise noted)			Affordable Housing Benefit	
	Very Low	Low	Moderate[4]	Developer Incentives that may be requested[9, 11]	Percentage Density Bonus[11]
Transitional foster youth, disabled veterans, or homeless persons housing development[1, 5]	10%	n/a	n/a	2	20%[12]
Student housing development[1, 2, 6]	20%		n/a	1	35%[12]
Senior citizen housing development[1, 7]	One hundred percent of the units in a senior housing development of at least 35 units as defined in Sections 51.3 and 51.12 of the Civil Code or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Government Code Section 798.76 or 799.5.				20%[12]
One hundred percent affordable housing development[1, 7, 8]	100% very low, low, and moderate income			5[10]	80%[13]
	80% min.		20% max.		

1. A housing development project proposed on a site where residential uses were present at any point in the 5 years preceding the date of application may be subject unit replacement requirements.
2. Rents for such units shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.
3. For-sale units used to qualify the applicant for the award of an affordable housing benefit shall be subject the requirements of 10-2.2104(b), For-sale units.
4. For-sale moderate income units shall qualify a project as a qualified housing development project, provided all units in the development are offered to the public for purchase.
5. Units used to qualify a project in this category shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.

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6.	All units in a student housing development shall be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges.
7.	Shared housing building development projects that meet other requirements shall qualify.
8.	All units in a 100% affordable housing project (including base units and bonus units granted under this chapter) must be affordable to very low, low, or moderate income households (with a maximum of 20% available to households with moderate income). At least 20% of the total units shall be rented at an affordable rate per Section 50056 of the Health and Safety Code.
9.	The rent for remaining units shall be consistent with the requirements for lower-income households as determined by the California Tax Credit Allocation Committee.
10.	Incentives and concessions shall be granted pursuant to Section 17.175.030 (Incentives and Concessions).
11.	If the project is located within one-half mile of a major transit stop, the applicant may also request a height increase of up to 3 additional stories, or 33 feet.
12.	If existing development standards will have the effect of physically precluding the construction of a qualified housing development project at the densities or with the concessions or incentives permitted under this section, an applicant may request a waiver or reduction of development standards.
13.	Density bonus shall be the percent of the number of the type of units giving rise to the density bonus, see Section 17.175.050 (Calculation of Density Bonus) for additional details.
14.	Density bonus shall be 80% of the number of units for lower income households unless the housing development is located within one-half mile of a major transit stop or within a very low vehicle travel area, in which case the City shall not impose any maximum controls on density. Projects that receive a waiver from any maximum controls on density shall only be eligible for a waiver or reduction of development standards per note 10 above unless the City agrees to additional waivers or reductions in development standards.

(Ord. 247, 1/15/2025)

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§ 17.175.030. Incentives and concessions.

A. Proposal by Applicant. An applicant for a density bonus pursuant to Section 17.175.020 may submit a proposal for the specific incentives or concessions that the applicant requests pursuant to this chapter and may request a meeting with the Director.

B. Number of Incentives. The applicant may receive the number of incentives and concessions as listed in Table 17.175.020-1.

C. Findings. The approval authority must grant the concessions or incentives requested by the applicant, unless it makes a written finding, based upon substantial evidence, that:

1. The concession or incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs or for affordable rents as specified in Section 17.175.020 (E);

2. The concession or incentive would have a specific, adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households; or

3. The concession or improvement would be contrary to state or federal law.

(Ord. 247, 1/15/2025)

§ 17.175.040. Waiver or reduction of development standards.

A. Proposal by Applicant. An applicant may submit to the City a proposal for the waiver or reduction of development standards that the applicant believes will have the effect of physically precluding the construction of the proposed housing development at the densities or with the concessions or incentives permitted by this chapter and may request a meeting with the Director. A proposal for the waiver or reduction of development standards shall neither reduce nor increase the number of incentives or concessions that the applicant is entitled to under Section 17.175.030 (Incentives and Concessions).

B. Findings. The approval authority must waive or reduce the development standard requested by the applicant, unless it makes a written finding, based upon substantial evidence, that:

1. The development standard does not physically preclude the construction of the proposed housing development at the densities or with the concessions or incentive permitted by this chapter;

2. The waiver or reduction would have a specific, adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact; or

3. The waiver or reduction would be contrary to state or federal law.

(Ord. 247, 1/15/2025)

§ 17.175.050. Calculation of density bonus.

A. The amount of density bonus to which the applicant is entitled will vary according to the

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amount by which the percentage of affordable housing units exceeds the percentage established in Section 17.175.050 (Calculation of Density Bonus) the applicant may elect to accept a lesser percentage of density bonus.

B. For qualified for sale or rental housing development projects with at least 10% of base units affordable to lower income households, the density bonus shall be calculated as follows:

Table 17.175.050-1 Low-Income Unit Density Bonus	
Percentage Low-Income Units	Percentage Density Bonus
10	20.0
11	21.5
12	23.0
13	24.5
14	26.0
15	27.5
16	29.0

C. For qualified for sale or rental housing development projects with at least five percent of base units affordable to very low-income households, the density bonus shall be calculated as follows:

Table 17.175.050-2 Very Low-Income Unit Density Bonus	
Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

D. For qualified for-sale housing development projects with at least 10% of base units affordable to moderate income households, the density bonus shall be calculated as follows:

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Table 17.175.050-3 Moderate Income Unit Density Bonus	
Percentage Moderate Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35
41	38.75

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Table 17.175.050-3 Moderate Income Unit Density Bonus	
Percentage Moderate Income Units	Percentage Density Bonus
42	42.5
43	46.25
44	50

E. All other qualified housing development projects shall be granted density bonuses consistent with Section 17.175.020 (General Density Bonus Provisions).

F. Increased density bonus.

An increase in density bonus, in addition to any increase described in in Chapter 17.175.050, Sections B through E, above, shall be granted when a qualified housing development project includes rental or for-sale units affordable to very low-income households or moderate income households above the requirements identified in Section 17.175.050, and meets any of the following requirements:

1. Provides 24% of the total units to low-income households.
2. Provides 15% of the total units to very low-income households.
3. Provides 44% of the total units to moderate-income households.

Qualified housing development projects eligible for an increase in density bonus shall be granted an additional increase according to the amount by which the percentage of very low income units or moderate income units exceeds the percentages established in Chapter 17.175.050, Sections B through E. Eligibility under this section shall be calculated using total units.

The additional density bonus for eligible projects shall be calculated using the number of base units, and excluding bonus units, as follows:

Table 17.175.050-4 Very Low-Income Unit Second Density Bonus	
Percentage Very Low-Income Units	Percentage Density Bonus
5	20
6	23.75
7	27.5
8	31.25
9	35
10	38.75

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Table 17.175.050-5 Moderate Income Unit Second Density Bonus	
Percentage Moderate-Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

(Ord. 247, 1/15/2025)

§ 17.175.060. Additional density bonus through donation of land.

A. Criteria for Additional Density Bonus. An applicant for a housing development will be eligible for the additional density bonus described in this section if all of the following conditions are met:

1. The applicant donates and transfers land to the City no later than the date of approval of the final subdivision map or parcel map or residential development application.

2. The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low-income households, in an amount not less than 10% of the total number of residential units in the applicant's proposed housing development.

3. The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate General Plan land use designation, is appropriately zoned for development as affordable housing at the density described in Government Code Section 65583.2(c)(3), and is or will be served by adequate public facilities and infrastructure.

   a. The land must have appropriate zoning and development standards to make the development of the affordable units feasible.

   b. No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the transferred land must have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, except that the local government may subject the proposed development to subsequent design review, to the extent authorized by California Government Code Section 65583.2(i), if the design is not reviewed by the City prior to the time of transfer.

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4. The transferred land and the affordable units will be subject to a deed restriction ensuring continued affordability of the units consistent with Section 17.175.020(F)(1) and (2), which restriction will be recorded on the property at the time of the transfer.

5. The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to such a housing developer.

6. The transferred land must be within the boundary of the proposed housing development or, if the City agrees, within one-quarter mile of the boundary of the proposed housing development.

7. A proposed source of funding for the very low-income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

B. Grant of Additional Density. When an applicant for a housing development approval donates land to the City that meets the criteria of subsection A of this section, the applicant will be entitled to an increase above the otherwise maximum allowable residential density under the applicable zoning and the land use designation of the Wildomar General Plan for the entire development, as follows:

Table 17.175.060-1 Additional Density Bonus Through Land Donation

Percentage (%) of Very Low Income	Percentage (%) Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31

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Table 17.175.060-1 Additional Density Bonus Through Land Donation	
Percentage (%) of Very Low Income	Percentage (%) Density Bonus
27	32
28	33
29	34
30	35

C. Limitations. This increase provided for in this section is in addition to any increase in density mandated by Section 17.175.050(C), up to a maximum combined density increase of 35%, if an applicant seeks increases required pursuant to both this section and Section 17.175.050(C).

1. All density calculations resulting in fractional units will be rounded up to the next whole number.

2. Nothing in this section will be construed to enlarge or diminish the authority of the City to require a developer to donate land as a condition of development.

(Ord. 247, 1/15/2025)

§ 17.175.070. Additional density bonus or concession or incentive through provision of child care facility.

A. Grant of Additional Density or Concessions. When an applicant proposes to construct a housing development that conforms to the requirements of Section 17.175.020(C) and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the housing development, the approval authority must grant one of the following:

1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility; or

2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

B. Conditions of Approval. The approval authority will require, as a condition of approving the housing development, that the following occur:

1. The child care facility must remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to Section 17.175.020(F).

2. Of the children who attend the child care facility, the children of very low income households, lower income households, or moderate income households must equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or moderate income households pursuant to Section 17.175.020(C).

C. Adequate Facilities Exception. Notwithstanding any requirement of this section, the Planning Commission or City Council is not required to provide a density bonus or concession for a child care facility if it finds, based upon substantial evidence, that the

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community has adequate child care facilities.
(Ord. 247, 1/15/2025)

§ 17.175.080. City's discretion in granting density bonus.

Nothing in this chapter will be construed to prohibit the approval authority from granting a density bonus greater than what is described in this chapter for a housing development that meets the requirements of this chapter, or from granting a proportionately lower density bonus than what is required by this chapter for housing developments that do not meet the requirements of this chapter.
(Ord. 247, 1/15/2025)

§ 17.175.090. Parking requirements.

A. Maximum Ratios. Upon the request of the applicant, the City will not require a vehicular parking ratio, inclusive of handicapped and guest parking, of a housing development meeting the criteria of Section 17.175.050 that exceeds the following ratios:

1. Zero to one bedroom: one on-site parking space.
2. Two to three bedrooms: one and one-half on-site parking spaces.
3. Four or more bedrooms: two and one-half parking spaces.

B. Special Situations.

1. If a development includes at least 20% low-income units for housing developments meeting the criteria of Section 17.175.020(C)(1) or at least 11% very low income units for housing developments meeting the criteria of Section 17.175.020(C)(2) is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then, upon the request of the developer, the City shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds one-half space per unit.
2. If a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, then, upon the request of the developer, the City shall not impose vehicular parking standards if the development meets either of the following criteria:
   a. The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development.
   b. The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.
3. If a development meets the criteria of Section 17.175.020(C)(7) then, upon the request of the developer, the City shall not impose vehicular parking standards if the development meets any of the following criteria:
   a. The development is located within one-half mile of a major transit stop and there

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is unobstructed access to the major transit stop from the development.

b. The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

c. The development is either a special needs housing development, as defined in Section 51312 of the Health and Safety Code, or a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code. Development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

C. Provision of Parking. If the total number of parking spaces required for a housing development is other than a whole number, the number will be rounded up to the next whole number. For purposes of this section, a housing development may provide on-site parking through tandem parking or uncovered parking, but not through on-street parking.

D. Additional Incentives. This section applies to a development that meets the requirements of Section 17.175.050(C), but only at the request of the applicant. An applicant may request additional parking incentives or concessions beyond those provided in this section, subject to Section 17.175.030. A request pursuant to this section shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to Section 17.175.030.

(Ord. 247, 1/15/2025)

§ 17.175.100. Interpretation.

The granting of a density bonus, concession or incentive pursuant to this chapter shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, Zone change, or other discretionary approval.

(Ord. 247, 1/15/2025)

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CHAPTER 17.176
SIGNS

Prior History: Former Ch. 17.180 Standards for Planned Residential Developments, compiled of RCC Ch. 17.180; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.176.010. Purpose.

The purpose of this chapter is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements.
(Ord. 247, 1/15/2025)

§ 17.176.020. General sign standards.

Signs shall be consistent with the following standards:

A. Timing. Businesses must display a permanent sign within 30 days of opening.

B. General Plan. Signs shall be consistent with the General Plan.

C. Roof Mounts. No sign shall be affixed on or over the roof of any building and no display shall be affixed to the wall of a building so that it projects above the parapet of the building.

D. Display Movement. No sign shall move or rotate or display any moving and/or rotating parts. No propellers, flag, or other noise-creating devices, and no architectural embellishments which utilize mechanical or natural forces for motion, shall be permitted. Use of daylight reflective materials or electronic message boards using flashing, intermittent or moving light or lights is prohibited; provided, however, that electronic message boards displaying only time and/or temperature for periods of not less than 30 seconds is permitted.

E. Mobile Displays. No person shall place, use, maintain or otherwise allow a mobile vehicle, trailer, or sign not permanently affixed to the ground to be used as a sign. Incidental logos and graphics affixed to a vehicle are not considered signs.

F. Lighting and Illumination of Displays. A sign may be illuminated unless otherwise specified, provided that the displays are so constructed that no light bulb, tube, filament or similar source of illumination is visible beyond the display face. Displays making use of lights to convey the effect of movement or flashing, intermittent or variable intensity shall not be permitted.

G. Illegal Signs. All illegal signs and all abandoned signs shall be removed or brought into conformance with this Title immediately.

H. Sign Maintenance and Construction.

1. All permanent signs shall be constructed of quality, low-maintenance materials such as metal, concrete, natural stone, glass or acrylics. All temporary signs and banners shall be made of a material designed to maintain and attractive appearance for as long as the sign is displayed;

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2. Signs shall be cleaned, updated and/or repaired as necessary to maintain an attractive appearance and to ensure safe operation;

3. All equipment related to the sign operation such as transformers, programmers and other items shall be concealed within the sign structure when possible or painted to match the building.

4. Banner shall be attached flat against the wall or fascia of a building and not hung from poles, awnings, eaves or similar structures. Banners shall be hung with permanent attachments, such as bolts or screws, and not be tied to a structure with rope, twine or similar materials. Banners that are faded and/or torn shall be removed or replaced.

(Ord. 247, 1/15/2025)

§ 17.176.030. Sign standards by type.

No person shall erect an on-site advertising structure or sign in the City in violation of the provisions contained within any specific zoning classification in this Title or in violation of the following provisions:

A. Freestanding Freeway Signs.

1. Located within 660 feet of the nearest edge of a freeway right-of-way line.

   a. The maximum height of a freeway identification sign shall not exceed 60 feet;

   b. The maximum surface area of a freeway identification sign shall not exceed 150 square feet per sign face.

2. Shopping Centers. Notwithstanding the provisions of subsection A above, a shopping center may have a freestanding center identification sign as follows:

   a. One center identification sign per street frontage is allowed. One additional center identification sign per street frontage may be allowed if approved by the Planning Commission as part of a sign program.

   b. The maximum surface area of the center identification sign shall not exceed 100 square feet per sign face.

   c. The maximum height of a center identification sign shall not exceed 20 feet.

   d. Signs for individual businesses within a shopping center are permitted as provided in this chapter and in accordance with any adopted sign program for the center.

3. Number of freestanding signs, other locations.

   a. The maximum height of a sign shall not exceed 20 feet;

   b. The maximum surface area of a sign shall not exceed 100 square feet per sign face.

   c. Not more than one freestanding sign shall be permitted on a parcel of land, except that if a business has frontage on two or more streets, the business shall be permitted one freestanding sign per street frontage provided that the signs are

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not located on the same street and are at least 100 feet apart.

B. Window Signs.

1. Dimensions.

a. The maximum width shall be 50% of the total width of the window.

b. The maximum height shall be 50% of the total height of the window.

c. The maximum size shall be 25% of the total area of the window.

2. Maximum one window sign per window.

3. Window signs are only permitted on ground floor windows and expressly prohibited on upper story windows.

4. Permanent window signs shall be individually painted, etched, or otherwise applied graphics surrounded by clear glass, and shall be painted, applied, or adhered to the interior surface of the glass.

5. Holiday window painting, such as for Christmas and Halloween, shall be permitted and shall be exempt from the window sign limitations. However, such painting shall contain no reference to named goods or services, and shall be removed within 12 days after the applicable holiday.

C. Signs Affixed to Building, All Areas.

1. No sign shall be affixed on, above or over the roof of any building, and no on-site advertising sign shall be affixed to the wall of a building so that it projects above the parapet of the building. For the purposes of this section, a mansard-style roof shall be considered a parapet.

2. The maximum surface area of signs affixed to a building shall be as follows:

a. Front wall of building: surface area of the sign shall not exceed 10% of the surface area of the front face of the building.

b. Side walls of a building: surface area of the sign shall not exceed 10% of the surface area of the side face of the building.

c. Rear wall of a building: surface area of the sign shall not exceed five percent of the surface area of the rear face of the building.

D. Subdivision Signs. Subdivision signs shall be subject to the following minimum standards:

1. Signs must be within the subdivision boundaries;

2. No sign shall exceed 100 feet in surface area;

3. No sign shall be within 100 feet of any existing residence that is outside of the subdivision boundaries;

4. No more than two such signs shall be permitted for each subdivision;

5. No sign shall be artificially lighted.

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E. Electronic Message Signs (Board). This sign type is intended to provide for the location of centrally controlled message signs incorporating an illuminated LED panel at public facilities throughout the City for the purpose of providing information to the public. Electronic message board signs shall be subject to the following:

1. Type. Community electronic message signs must be one of the following types:
    a. Monument (ground-mounted on a base).
    b. Pole (elevated above the ground on a central support).
    c. Building-mounted (affixed to a building).
    d. Standards for each sign type are provided below.
2. Brightness. The electronic message portion of the sign shall comply with all applicable lighting provisions of Chapter 8.64 (Light Pollution) of the Wildomar Municipal Code.
3. Enclosures and Supports. Sign enclosures and supports must be designed to be compatible with the architecture of the school or other buildings on the site.
4. Number and Spacing of Signs.
    a. No more than one sign may be placed on a site (school, park, public facility, etc.), except that two signs may be placed at the high school.
    b. No specific spacing is required between signs, except that the Planning Commission may impose a spacing requirement based on site-specific circumstances as part of the review of the ~~conditional~~ use permit for an individual sign.
5. Height, Size, Hours of Operation and Other Standards. Standards for the various types of community electronic message signs are as follows:
    a. Monument Signs.
        i. Maximum height shall not exceed 10 feet.
        ii. Maximum screen size shall not exceed four feet high by eight feet wide.
        iii. Sign may be single- or double-sided. Size for a double-sided sign is calculated by measuring one sign face.
    b. Pole Signs.
        i. The maximum height shall not exceed 20 feet. The maximum height to the bottom of the LED panel shall not exceed 12 feet.
        ii. The maximum screen size shall not exceed six feet high by 12 feet wide.
        iii. The sign support must be at least one-third the width of the sign face.
    c. Building-Mounted Signs.
        i. The sign must be mounted to a vertical surface, such as a building wall or

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other architectural feature, provided that the top of the sign may not be more than 45 feet above the ground at the base of the wall.

ii. The sign may not project over the top of the wall on which the sign is placed.

iii. The LED panel may not exceed eight feet high by 16 feet wide.

d. Hours of Operation.

i. Signs may be operated between the hours 6:00 a.m. and 10:00 p.m.

e. Content.

i. Community electronic message signs may display advertising messages for uses not located on the site.

f. Permitted Locations. Signs may be placed at the following locations:

i. Up to nine signs may be placed at public schools.

ii. Up to five signs may be placed at public parks.

iii. Public facilities.

iv. City-owned property.

v. Public road right-of-way (except roadway medians).

vi. Signs at public facilities, City-owned property, and public road right-of-way may only be installed and operated by the City, or by another entity specifically authorized by the City.

g. Prohibited Locations. Community electronic message signs may not be placed in any of the following locations:

i. Private property.

ii. Roadway medians.

F. Electronic Message Signs (Changeable). Electronic changeable copy signs and electronic graphic display signs shall be permitted only within the C-G, C-H and I-M zones as a freestanding business identification sign for individual businesses on a single parcel of land, or as a freestanding center/business identification sign for commercial retail shopping centers adjacent to Interstate 15 freeway subject to the development standards outlined in this section. In addition, these sign types shall be permitted for private schools and non-profit service club organizations located on a single parcel of land in any zone subject to the development standards outlined in this section. A development permit and/or sign program application is required for these electronic message sign types and shall be approved by the Community Development ~~Planning~~ Director prior to the issuance of any building/electrical permit by the Building Department.

1. Prohibited Electronic Sign Types. Signs with mechanical moving parts (e.g., multi-vision signs) and signs with video or other types of moving lights or visual images (e.g., video display signs) are prohibited within all Wildomar zoning districts.

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2. Exempt Electronic Signs. Time and temperature display signs that are smaller than 12 square feet in size are exempt from these requirements.

3. Development Standards (Individual Businesses on a Single Parcel). The following standards shall apply to all electronic message sign types.

   a. A maximum of one electronic message sign is allowed per street frontage and can only be included as part of a freestanding business identification sign.

   b. An electronic message sign is limited to a maximum sign area of 50 square feet per sign face.

   c. No more than 50% of the total business identification sign area can be allocated to the electronic message portion of the sign.

   d. Business identification sign which include an electronic message sign are limited to a maximum height of 15 feet.

   e. The sign shall only be located on the site of the use identified/advertised by the sign.

   f. When proposed, a monument base for the proposed sign type shall be constructed of materials that are consistent with the materials of the building for the business. The monument base shall be included in the total sign height.

   g. The electronic message sign shall be located no closer than 100 feet from an abutting residential zone district boundary, and shall not produce any glare into an adjacent residence.

   h. Audio speakers are prohibited in association with any electronic message business identification signs.

   i. The provisions in Table 17.180.030-1 (Additional Standards for Electronic Message Signs) shall apply as noted.

4. Development Standards (Commercial Retail Shopping Centers). The following standards shall apply to all electronic message sign types.

   a. A maximum of one electronic message sign is allowed for a commercial retail shopping center with a minimum site size of four gross acres.

   b. An electronic message sign shall be limited to a maximum sign area of 200 square feet per sign face and shall not exceed 45 feet in height.

   c. The electronic message sign shall be located on the site adjacent to and oriented toward Interstate 15 freeway as determined by the Community~~Planning~~ Director.

   d. The electronic message portion of the sign may only display on-site commercial messages and noncommercial messages.

   e. The monument base for the proposed sign type shall be constructed of materials that are consistent with the materials approved with the commercial center. The monument base shall be included in the total sign height outlined above.

   f. Audio speakers are prohibited in association with any electronic message

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business identification signs.

g. The electronic message sign shall maintain a minimum setback of five feet from the freeway right-of-way and/or street property line.

h. The electronic message portion of the sign shall comply with all applicable lighting provisions of Chapter 8.64 (Light Pollution) of the Wildomar Municipal Code.

i. The provisions in Table 17.180.030-1 (Additional Standards for Electronic Message Signs) shall apply as noted.

5. Freeway Oriented Electronic Graphic Display Sign Regulations for Medical Centers.

a. Intent. It is the intent of this subsection to establish sign regulations for electronic graphic display freeway signs proposed as a freestanding business identification sign for medical centers to provide business identification and visibility for the Interstate 15 freeway.

b. Applicability. An electronic graphic display freeway sign for medical centers shall be permitted only within the C-G and C-H zones on property adjacent to the Interstate 15 freeway subject to the development standards outlined in this section.

c. Medical Centers Defined. Medical centers as defined in this subsection includes hospitals and/or medical office buildings providing health care services in the City of Wildomar.

d. Permit Required. Prior to any permit being issued, a sign package that includes a development permit, architectural elevations, all electrical, lighting and structural design specifications (accompanied by the appropriate processing fee) shall be submitted to the Chief Building Official and Community Development ~~Planning~~ Director for review and approval.

e. Development Standards. The following standards shall apply to electronic graphic display freeway sign types permitted in this section.

i. A maximum of one electronic graphic display sign is allowed for an individual medical center provided the site is five gross acres or larger, and it is located directly adjacent to the Interstate 15 freeway.

ii. The electronic graphic display portion of the freeway sign shall be limited to a maximum sign area of 360 square feet per sign face. An additional sign identifying the name of the medical center shall be allowed provided it does not exceed 35 square feet per sign face and designed separately from graphic display portion. The maximum total height of the sign structure shall not exceed 50 feet.

iii. The electronic graphic display sign shall maintain a minimum setback of 15 feet from the site property line/I-15 freeway right-of-way line.

iv. The monument base and vertical sign elements for the proposed sign shall be constructed of materials that are consistent with the building materials

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of the medical center. The monument base shall be included in the total sign height outlined above.

v. The electronic message portion of the sign shall only display on-site commercial messages and noncommercial messages. No off-site business messaging shall be permitted.

vi. Audio speakers are prohibited in association with any electronic graphic display sign business identification signs.

vii. The electronic graphic display freeway sign shall comply with all applicable lighting standards and requirements of Chapter 8.64 (Light Pollution) of the Wildomar Municipal Code.

viii. The provisions in Table 17.180.030-1 (Additional Standards for Electronic Message Signs) shall apply as noted.

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Table 17.180.030-1 Additional Standards for Electronic Message Signs					
Sign Type	Description	Text Limit	Minimum Duration	Brightness (NITs) Day/ Night	Dark Period (Off/On)
Electronic Changeable Copy	Text only - no picture or movement (e.g., no scrolling)	15 words	5 seconds	5,000/200 Dimmer control required to change to the lower nighttime brightness setting upon sunset. A change to the higher brightness setting is not permitted until after sunrise. As part of the minor development permit process, the Community Development ~~Planning~~ Director may approve an increase in sign brightness up to a maximum of 7,500 NITs during periods of low sun (e.g., sunset) to allow sign text and graphics to be clearly seen when affected by direct sunlight.	None, provided the LED sign area is in a "static position" with a dark background The "static position" sign area may contain up to 3 lines of text and/ or logos during the hours of 9:30 p.m. to 6:30 a.m., but the remainder of the background area shall be "dark."
Electronic Graphic Display	Images and text (scrolling of text permitted)	No limit	5 seconds		
Electronic Graphic Display - Medical Facilities		Not to exceed 15 lines of text	8 seconds		

G. Temporary Signs. Temporary signs are permitted in all zoning classifications subject to the limitations imposed by this chapter. No person shall erect, use or maintain a temporary sign in the City, except in accordance with the following provisions.

1. Standards for all Temporary Signs.

a. No temporary sign shall be artificially lighted.

b. No temporary sign shall be erected, placed, used or maintained within the public road right-of-way, or on a fence/wall (except as allowed in subsection D of this section during an election period, and subsection E of this section).

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c. No temporary sign shall be erected, placed, used or maintained upon property without the consent of the owner, lessee, person or entity in lawful possession of the property.

d. No temporary sign shall be erected, placed, used or maintained so that it does any of the following:

i. Mars, defaces, disfigures or damages any public building, structure or other property;

ii. Endangers the safety of persons or property;

iii. Obscures the view of any fire hydrant, traffic sign, traffic signal, street sign, or public informational sign;

iv. Blocks motorists' line of vision to areas of vehicular or pedestrian traffic.

e. Any temporary sign posted or otherwise affixed to property in violation of this section shall be considered an illegal temporary sign. City employees, representatives or agents shall be authorized to remove and dispose of any illegal temporary sign as follows:

i. Temporary Signs on City Property. Any illegal temporary sign on any public street, right of way, or any City-owned property may be immediately removed by the City. The City employee or agent removing the sign will immediately attempt to notify the owner of the sign, if such owner can be ascertained.

ii. Temporary Signs on Other Property. Any illegal temporary sign on any other property may be removed by the City if the authorized City employee has the permission of the person in lawful possession of the property to do so or is authorized to do so by any court of competent jurisdiction.

2. Retrieval of Removed Signs. Any person desiring to retrieve a sign removed by the City may do so upon the payment of an administrative fine as required in Chapter 1.16 (Code Enforcement). A person desiring to retrieve a sign may appeal this fine by submitting a written appeal to the Building Official within 15 days after the date of removal. The appeal shall be conducted by review of the written appeal by an administrative hearing officer selected by the City Manager or designee. The submission of a written appeal to the Building Official within the 15-day time period shall stay the disposal of the sign upon a decision of the hearing officer granting the appeal or until 10 days after mailing of a decision of the hearing officer denying the appeal. The determination by the administrative hearing officer shall be final.

3. Disposal of Temporary Signs. Any temporary sign removed by the City may be considered abandoned if it is not retrieved within 15 days after the date of such removal and may be disposed of by the City without liability therefor to any person.

4. The procedures, remedies and penalties for violation of this chapter and for recovery of costs related to enforcement are provided for in Chapter 1.16 (Code Violations) of the Wildomar Municipal Code.

5. Every temporary sign which was lawfully in existence prior to the enactment of the

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ordinance codified in this chapter, and does not conform to this chapter, shall be deemed a nonconforming temporary sign and shall be removed or altered in accordance with this chapter as follows:

a. All temporary signs with a nominal value of $100.00 or less shall be abated or brought into conformance immediately after the effective date of the ordinance codified in this chapter.

b. All temporary signs with a value of more than $100.00 shall be abated or brought into conformance within six months of the effective date of the ordinance codified in this chapter.

6. All temporary signs not in lawful existence prior to the date of enactment of the ordinance codified in this chapter shall be abated or brought into conformance immediately.

7. The following temporary signs are prohibited to be located in the City:

a. Commercial inflatable devices (i.e., balloons, animals, and the like) and feather signs. Noncommercial temporary inflatable devices are permitted (i.e., holiday inflatable decorations).

b. An off-site temporary sign of any kind.

c. A temporary sign affixed to fences/walls.

d. Any temporary commercial sign located on the roof of a building or dwelling unit residence.

e. Obscene signs, as defined by Miller v. California (1973) 413 U.S. 15 or subsequent case law.

H. Standards for Real Estate Signs.

1. For lots zoned single-family residential, one sign not exceeding six square feet in surface area (per sign face) and not more than six feet in height.

2. For lots zoned multifamily residential, commercial, industrial and agricultural, one sign on each separate frontage of the lot on the street, each sign not to exceed 32 square feet in surface area (per sign face) and not more than six feet in height. No more than four signs are allowed per development.

3. Riders, not to exceed two square feet in aggregate surface area (per sign face) may be added to the real estate sign to identify the specific agent offering the property for sale, to show that the property is "in escrow" or for an "open house."

4. The sign(s) shall be removed within 10 days of the close of escrow on the property or structure, or portion thereof, being sold, leased or rented.

5. A real estate sign (of any size) located in City limits which is advertising a residential subdivision project outside of the City limits is prohibited. The sign shall be removed within 14 days of notification by the City.

I. Standards for Yard or Garage Sale Signs and Event Signs. Temporary signs that advertise

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items for sale or events located on the property on which the sale or event will be conducted are permitted in every zoning classification, subject to the following standards:

1. The yard or garage sale or event is in conformance with City ordinances.
2. No sign shall exceed four square feet in surface area.
3. No sign shall exceed four square feet in height.
4. No sign shall be posted more than 15 days before the event or sale, and shall be removed within five days after the event or sale.
5. Only one sign per lot may be displayed at any time and no more than three such signs may be posted on any lot per calendar year.

J. Standards for Temporary Commercial Banners. Temporary banners for individual businesses located in commercial, office and industrial zone districts shall be allowed with approval of the Community Development~~Planning~~ Director and subject to the following standards:

1. A banner may be made of paper, canvas, plastic, cloth or similar material, and must be attached to the building or lease space where the business is located.
2. One banner per business shall be allowed at a time. If a business is located with frontage on two or more streets, one additional banner per street frontage shall be allowed.
3. The maximum sign area for a banner shall not exceed 36 square feet with a maximum vertical height dimension of three feet and shall not extend above the eave line or parapet wall of the building.
4. A banner is allowed to be displayed for a maximum duration of 30 consecutive days on a quarterly basis (beginning on January 1st of each year) provided there is a 60-day down period between display times. In no case shall a banner be displayed more than four times per year for the same business.
5. The banner shall be removed within 24 hours after the end of the 30-day display period.
6. If a commercial center, office or industrial complex has its own approved sign program (as previously approved by the City of Wildomar), the standards outlined in this section shall not apply.
7. Inflatable devices (i.e., balloons, animals, and the like) and feather signs used as a temporary business identification banner are prohibited.

K. Banners and other signage displays are permitted for a period not to exceed the time limits established in Table 17.180.030-2, allowed temporary on-site sign standards by type. Inflatable signs are prohibited. See specific requirements in the following Table 17.180.030-2, allowed temporary on-site sign standards for standards and additional limitations:

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Table 17.180.030.2. Allowed Temporary On-Site Sign Standards by Type							
Sign Type	Max. Number Permitted	Max. Area	Max. Height	Min. Setback from ROW[1]	Max. Permits per Year	Max. Time Period	Permit Required
Residential							
On-site subdivision directional signs	1 per subdivision entrance, max. 62	32 sq. ft.	10 ft.	10 ft.	N/A	Until final sale[3]	Yes
On-site subdivision flags	10 poles per subdivision	15 sq. ft. per pole	20 ft.	10 ft.	N/A	Until sale[3]	Yes
Multifamily dwelling complexes (e.g., apartments)	1 per street frontage	32 sq. ft.	Roofline, if on building; otherwise 10 ft	5 ft.	N/A	While units are available for rent or lease	Yes
Sale or lease of existing residences	1 per parcel	10 sq. ft.	6 ft.	3 ft.	N/A	Until final sale[3]	No
Commercial							
Window signs	N/A	25% of window area	N/A	N/A	N/A	90 days	No
Building-mounted banners for sales, events, etc.[4]	1 per building frontage	32 sq. ft.	Roofline	N/A	[4]	30 days	No
Sale, rental or lease of nonresidential real estate: freestanding signs	2 per parcel, must be on site	32 sq. ft.	6 ft.	3 ft.	N/A	Until final sale[3]	No
Sale, rental or lease of nonresidential real estate: building-mounted signs (including banners)	2 per establishmen	100 sq. ft.	Roofline	N/A	[4]	Until final sale[3]	No

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Notes:	
[1]	Must be located outside of the clear vision triangle.
[2]	Only allowed Friday to Monday.
[3]	Signs shall be removed within 30 days of close of escrow or lease of final unit.
[4]	Banner shall be attached flat against the wall or fascia of a building and not hung from poles, awnings, eaves or similar structures. Banners shall be hung with permanent attachments, such as bolts or screws, and not be tied to a structure with rope, twine or similar materials. Banners that are faded and/or torn shall be removed or replaced.

L. Temporary Signs in the Public Right-of-Way.

1. Temporary signs may be placed in the public right-of-way during the period beginning 4:00 p.m. Friday and ending 7:00 p.m. Sunday. Signs in place outside this period will be subject to removal.

2. Temporary Sign Size, Materials, and Maintenance Criteria. All temporary signs placed in the right-of-way must:

   a. Be free-standing and securely mounted on a wooden or metal stakes;

   b. Be no higher than four feet above grade;

   c. Be no larger than six square feet and no more than three feet in either height or width;

   d. Be constructed of substantial sturdy, durable and weather-proof material;

   e. Be kept in good repair;

   f. Not be illuminated;

   g. Include the contact name and phone number of the person responsible for the sign in a clearly legible manner, either on the front or back of the sign; and

   h. Be located in a permitted location as defined in subsection (H)(3).

3. Sign Location. Temporary signs in the public right-of-way must be located at least 20 feet from the curved portion of the corner in order to maintain visibility for motorists, as shown in the illustration. In addition, the following apply:

   a. Signs must be located at least two feet from the edge of a curb or sidewalk, or from the edge of the pavement if there is no curb or sidewalk.

   b. Signs shall be installed so as not to damage plant materials, irrigation equipment or other public property.

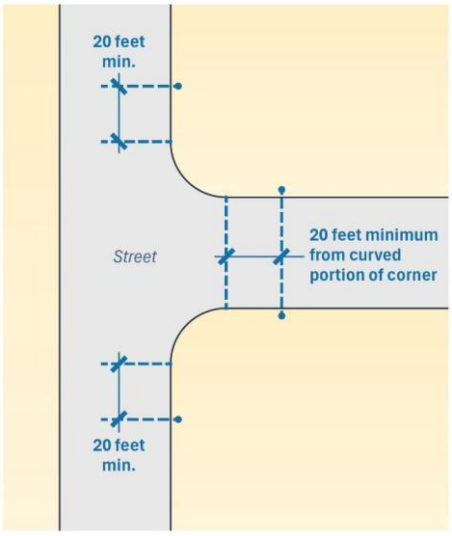
   c. Signs may not be placed on a sidewalk.

   d. Signs may not be placed in a roadway median.

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e. Signs may not be attached to utility poles, sign posts, fences, walls, or any other structure.

Figure 17.180.030-1 Permitted Locations for Temporary Signs in the Public Right of Way



M. Political Signs. Temporary noncommercial signs associated with any local, state, regional or national official election shall be permitted in any zoning district subject to the following provisions:

1. No political sign shall be placed earlier than 90 calendar days prior to the election or primary which it addresses, and such signage shall be removed no later than 10 calendar days following the date of the election or primary.

2. Political signs shall not be erected on a permanent foundation, or be attached to a sign structure having a permanent foundation. Structures with permanent foundations include buildings, fencing, utility poles, utility boxes, traffic signs and directional signs.

3. Political signs shall not be displayed on City-owned property; however, such signs may be permitted in the right-of-way provided no sign is erected, placed, used or maintained on any publicly owned tree or shrub, or upon the improved portion of any street or highway right-of-way used for traffic or parking, or upon any street divider or median. Political signs shall not be suspended over the right-of-way.

4. No sign shall be placed in a manner that would obstruct visibility of traffic, or which constitutes an immediate peril to persons or property.

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5. A political sign shall not exceed 32 square feet in total area for one side.

6. Contact information shall appear on the face of the sign. At minimum, contact information shall consist of the name of a responsible individual, committee, or the campaign identification number, and a valid telephone number. The font used for contact information shall be not less than one-half inch in height.

7. No political sign shall exceed an overall height of six feet. Signs used for identification of political headquarters shall comply with other provisions of this section.

8. No lot shall contain political signage with a combined aggregate surface area in excess of 80 square feet.

9. Political signs may not be erected, placed, used or maintained upon property without the consent of the owner, lessee, person or entity in lawful possession of the property.

10. Political signs shall not be artificially illuminated.

11. Any political sign that remains posted for more than 10 calendar days after the political or primary to which it pertains shall be deemed abandoned. If the Community Development ~~development services~~ D~~d~~irector or designee finds that any political sign has been posted or is being maintained in violation of the provisions of this section, the owner of the sign shall be given written notice to remove said sign. Said notice shall include a brief statement of the reasons for requiring removal. If the person so notified fails to correct the violation or remove the sign within five days after such notice, Community Development~~the development services~~ D~~d~~irector or designee may cause such sign to be removed. If the owner of the sign cannot in good faith be located within a reasonable time, the sign shall be deemed abandoned. The Community Development~~development services~~ D~~d~~irector or designee may cause such abandoned signs to be removed summarily and without prior notice. The City may recoup reasonable costs associated with the removal of violating or abandoned political signs.

N. Nonconforming and Abandoned Signs.

1. Except as otherwise provided in this section, any sign lawfully in use on the effective date of this Title or any amendment thereto, shall be considered a legal use and as such may continue to operate and exist, provided:

   a. Nonconforming signs shall be kept in good repair and visual appearance. Structural alterations or modifications of any nonconforming sign are prohibited. Structural repair resulting in the same size and shape is permitted subject to the provisions of Title 17. Change of copy on a nonconforming sign shall be allowed, provided the change does not increase the area of the sign;

   b. Whenever any modifications, alterations, or changes occur or are proposed, the sign shall be brought into conformance with the provisions, standards and regulations of this section, requiring issuance of zoning clearance.

2. The City Council, Planning Commission or other designated approving authority, may, as a condition of rezoning, development review or ~~conditional~~ use permit, or other development entitlement, require any nonconforming sign on the applicable property to be removed or altered so as to comply with the provisions of this section.

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3. Sign structures which have no message attached to them for more than 90 days shall be considered abandoned signs and as such may be abated by the City. Adequate notice shall be provided to the property owner prior to any removal. For regulatory purposes, any factors indicating abandonment shall not begin occurring until 90 days after the effective date of the ordinance from which this section is derived.

(Ord. 247, 1/15/2025)

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CHAPTER 17.185
ACCESSORY STRUCTURES

§ 17.185.010. Purpose.

This chapter establishes regulations for the design and location of accessory structures in residential zones to help ensure that such structures are adequately designed and are integrated and compatible with the character of the primary structure on a lot and that of the surrounding properties. Provisions regulating the use of metal shipping containers as accessory storage facilities on residentially designated properties are also included in this chapter.
(Ord. 247, 1/15/2025)

§ 17.185.020. Applicability.

A. Detached Structures. The provisions of this section apply to roofed structures, including, but not limited to, garages, carports, sheds, workshops, gazebos, and covered patios which are detached from and accessory to a main building on the site. These provisions also apply to unroofed structures that are over 30 inches in height and are detached from and accessory to a main building on the site.

B. Attached Structures. The provisions of this section do not apply to accessory structures attached to a main building, which shall comply in all respects with the requirements of Title 17 applicable to the main building.

C. Accessory Dwelling Units. Accessory Dwelling Units, attached or detached, are subject to the standards of Chapter 17.195 (Accessory Dwelling Units)
(Ord. 247, 1/15/2025)

§ 17.185.030. Relationship to existing structures.

A detached accessory structure may only be constructed on a lot on which there is a permitted main building to which the accessory structure is related.
(Ord. 247, 1/15/2025)

§ 17.185.040. Development standards.

A. An accessory structure (not including metal shipping containers, see Section 17.185.070) is permitted in all residential zones subject to the following requirements, which are in addition to any requirements of that residential zone.

B. Where the principal use of a lot is a one-family dwelling, a detached accessory building shall be permitted subject to the following requirements. These requirements are in addition to the development standards of the applicable zone.

1. No detached accessory building shall be within five feet of the front half of an adjacent lot. For the purpose of this development standard a depth of not more than 75 feet shall be deemed to be such front half of such adjacent lot.

2. Where the average slope of the front half of the lot is greater than one foot rise or fall in a seven foot run from the established street elevation at the property line, or where the front half of the lot is more than four feet above or below such established street elevation, a private garage may be built to the street and side lines.

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3. In the case of an interior lot, no detached accessory building shall be erected so as to encroach upon the front half of the lot; provided, however, such detached accessory building need not be more than 75 feet from the street line.

4. In the case of a corner lot abutting upon more than two streets, no detached accessory building shall be nearer any street line than one-fifth of the width or length of the lot.

5. In the case of through lots, no detached accessory building shall encroach upon the required front yard on either street.

6. No detached accessory building shall be closer than 10 feet to the principal building and no closer than 10 feet to any other accessory structure. Eaves or roof overhangs may not extend more than one foot into this 10-foot area from either direction.

C. For lots one acre or smaller:

1. The minimum setback from a side property line shall be five feet and the minimum setback from a rear property line shall be 10 feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply.

2. Notwithstanding the height limitations of any zone, the height limit on any lot shall be 20 feet.

3. The total size of a detached accessory structure along with the size of the principal/ main dwelling shall not exceed 50% of the lot area.

4. A detached accessory structure shall not be greater than 1,200 square feet.

D. For lots larger than one acre:

1. The minimum setback from a side property line and from a rear property line shall be 10 feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply.

2. Notwithstanding the height limitations of any zone, the height limit on any lot shall be 35 feet.

3. The total size of a detached accessory structure along with the size of the principal/ main dwelling shall not exceed 30% of the lot area.

4. A detached accessory structure shall not be greater than 2,000 square feet.

E. In any residential zone or where a dwelling is the principal use, bare metal buildings (metal buildings without paint or exterior architectural coatings or treatments) shall not be located on a lot one acre or smaller. This prohibition shall not apply to single-story garden sheds, playhouses or similar buildings of 120 square feet or less.

F. Detached accessory structures shall be compatible with the materials and architecture of the main dwelling(s) on the property.

G. Accessory structures may be constructed in conjunction with or subsequent to (but not in advance of) construction of the primary building(s) on the site without approval of the Director.

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H. Notwithstanding the regulations in this chapter, detached single-story accessory structures, not more than 120 square feet in size and, therefore, not requiring a building permit, may be permitted with a minimum setback of two feet to interior side and rear property lines.

(Ord. 247, 1/15/2025; Ord. 256, 11/12/2025)

§ 17.185.050. Permit requirements.

In any residential zone where the principal use of a lot is a dwelling, a detached accessory structure is permitted by right (i.e., no development permit required) subject to the development standards of Section 17.185.040.

(Ord. 247, 1/15/2025)

§ 17.185.060. Exceptions.

The following accessory structures are exempt from Planning Department review but may require building permits in keeping with the California Building Code adopted by the City.

A. All accessory structures that are less than 120 square feet in size with no portion of the structure equal to or greater than six feet in height and that meet the siting requirements of Title 17.

B. Water Features. A detached structure typically used for decorative or landscape design purposes such as a fountain, water wall, bird bath and similar features that are less than 120 square feet in size with no portion of the feature equal to or greater than six feet in height.

C. Play Equipment. Structures and surfaces used for recreational purposes including play structures, tree houses, jungle gyms, and non-illuminated sports courts such as tennis and basketball courts.

D. Deck/Patio. A detached porch or platform that is generally constructed with wood, concrete or stone that is above the grade or located over a basement or story below.

E. Pool/Spa. Any structure intended for swimming or recreational bathing. Swimming pool includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas, and non-portable wading pools. Note that these features retain siting criteria from the Building Code.

F. Pool Accessories. Any structure for entertainment or relaxation value, including, but not limited to, diving boards, slides, and grottos.

G. Outdoor Entertaining Features. Structures used for entertainment and outdoor cooking such as built-in barbecues and fire pits.

H. The provisions of this section shall not apply to any detached accessory building for which a building permit was issued prior to the effective date of the ordinance codified in this section.

(Ord. 247, 1/15/2025)

§ 17.185.070. Metal shipping containers.

Metal shipping containers shall conform to the following standards.

A. Metal shipping containers shall not be allowed as a principal use in any residential zone;

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B. Metal shipping containers shall be allowed in all zones on a temporary basis when utilized during construction or grading operations for the site where located and when utilized solely for the storage of supplies and equipment that are used for construction or grading on that site;

C. In industrial zones, placement of metal shipping containers as an accessory use is permitted provided development review has been approved pursuant to the provisions of Chapter 17.85 of this Title or the placement has been approved as part of development review or a ~~conditional~~ use permit;

D. In all zones, other than commercial and industrial zones, placement of metal shipping containers is allowed as an accessory use subject to the following development standards:

1. The minimum lot size shall be five acres,

2. No more than one metal shipping container shall be permitted on any parcel,

3. The setback from all property lines shall be a minimum of 50 feet,

4. Placement shall be to the rear of the main building on the rear half of the property,

5. The metal shipping container shall be fully screened by an opaque fence or fast-growing landscaping. Fencing may not be provided by any type of chain link fencing,

6. The metal shipping container shall be painted a neutral color.

E. Containers shall not exceed 50% of the floor area of the primary residence on site, inclusive of all accessory structures.

F. Metal shipping containers shall conform with all health, safety development, and environmental requirements.

G. Metal shipping containers shall not be placed upon a residential lot in a manner which would cause significant impacts to drainages, watercourses, sensitive habitat, or archeological or paleontological resources.

H. Metal shipping containers shall not be stacked vertically.

(Ord. 247, 1/15/2025)

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CHAPTER 17.190
CLUSTER DEVELOPMENT SUBDIVISIONS

§ 17.190.010. Purpose.

The purpose of cluster development subdivision development is to provide:

A. Site planning and unity of design in harmony with the natural features and constraints of specific sites, and particularly on sites with unique or severe topographic or hydrologic features and biological resources.

B. Protection of natural, historic and man-made elements of scenic, environmental or cultural significance.

C. Design innovation.

D. Flexibility of siting of structures and roadways.

E. More cost-effective development due to decreased grading and more efficient servicing of the development with utilities, roads and other essential services.

F. Additional open space for private or community purposes.

G. A preferred planning tool for the development of land within constrained or otherwise lands suitable for preservation.

(Ord. 247, 1/15/2025)

§ 17.190.020. Authorization.

For the purpose set forth earlier in this chapter and to promote natural resource preservation and conservation and to minimize the construction and maintenance costs of community facilities and utilities, all directed toward the objective of fostering land development of good quality and design at reasonable economic cost, the Planning Commission is hereby authorized to review and act upon all cluster development subdivisions in accordance with the following provisions. In all cases, the Planning Commission shall have the full authority of subdivision approval, approval with conditions or denial, as authorized by the Subdivision Map Act (Government Code Sections 66410 through 66499.41) and Title 16 of the Wildomar Municipal Code.

(Ord. 247, 1/15/2025)

§ 17.190.030. Applicability.

This chapter applies to any proposed single-family residential development that would benefit from or achieve one or more of the purposes above. Cluster development subdivisions shall be permitted for a residential development consisting of five or more residential lots.

(Ord. 247, 1/15/2025)

§ 17.190.040. Development standards.

A. General Standards. Cluster development subdivisions, and adjustments of residential lot standards, shall comply with the following standards:

1. All development shall be located on the more level and unconstrained portions of the site, while steeper and environmentally sensitive areas shall be preserved in a natural

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state.

B. Lots developed through cluster development subdivisions may be smaller in size than would be allowed by the underlying zone, so long as the following occurs:

1. The resultant development generally retains the architectural mass, bulk and scale of surrounding/existing development.

2. The resultant development preserves, as much as feasible, other environmentally sensitive areas or habitat on site.

3. Those homes can be constructed meeting setback requirements without the need for a subsequent variance. Building areas shall be clearly marked on the development plans reviewed by the Commission.

C. Lot Count. The permitted number of dwelling units may not exceed the number which could be permitted, taking into consideration natural and regulatory constraints, if the parcel(s) were subdivided into lots conforming to all the normally applicable requirements of this Title, including the Subdivision Ordinance, and all other applicable laws and standards. The basis for this determination will be a conceptual conventional subdivision map layout for the subject parcel(s), and any other information as may be required by the Planning Commission.

D. Cluster Development Subdivisions. At the written request of the applicant, the Planning Commission may modify the zoning regulations in one-family residence districts with respect to lot area and dimensions provided that:

1. Such modifications result in design and development which promote the most appropriate use of the land, facilitate the adequate and economical provision of streets and utilities, and preserve the natural and scenic qualities of open lands.

E. The permitted number of dwelling units in no case exceeds the number which could be permitted, in the Planning Commission's judgment, if the entire property were subdivided into lots conforming to all the normally applicable requirements of this chapter, the Subdivision Ordinance, and all other applicable standards.

F. The maximum permitted building height and the minimum permitted floor area requirements shall be the same as those normally applicable to other dwellings in the zoning district in which the property is located.

G. The dwelling units permitted may be detached, semi-detached or attached structures, provided there shall be no more than six dwelling units in any single structure.

H. Open Space Requirements.

1. Cluster development subdivisions shall be designed to save as much of the natural open space as feasible, but in no case shall the open space be less than 25% of the gross site area.

2. Conservation open space ownership and control shall be only by one of the following:

a. As part of an individual, private lot with recorded open space covenants running with the land.

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b. By the City of Wildomar, as legally dedicated to and approved by the City Council.

c. By the Western Riverside County Resource Conservation Authority.

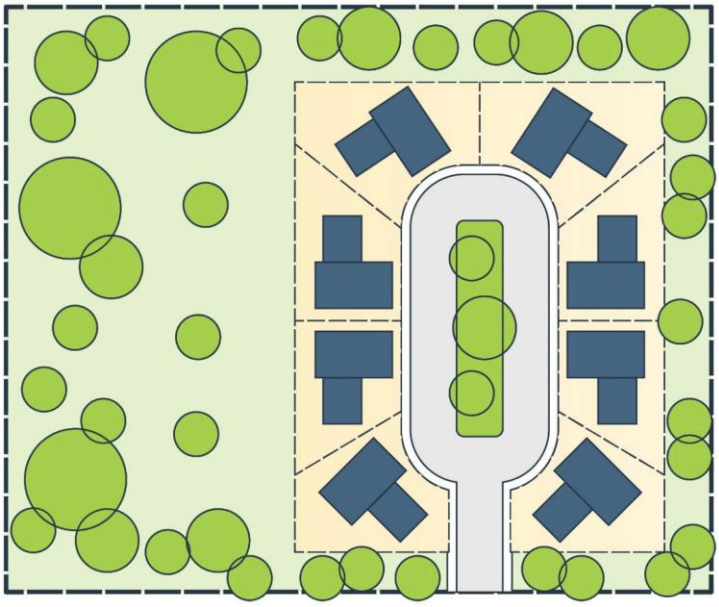
d. By a qualified nonprofit conservation organization as deemed acceptable by the City.

3. Conservation open space does not include public or private streets, driveways, parking areas, channelized drainage ways and disturbed, unvegetated areas.

I. In addition to compliance with any special standards, requirements and procedures as set forth in this chapter, cluster development subdivisions shall also be subject to review and public hearing by the Planning Commission in accordance with the same procedures as would otherwise be applicable to conventional subdivisions.

J. Upon the filing of the subdivision map in the office of the County Clerk, a copy shall be required to be filed with the City Clerk, who shall make the appropriate notations and references thereto on the official copy of the Zoning Map.

Figure 17.190.040-1 — Cluster Development Example



(Ord. 247, 1/15/2025)

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Article V
Standards Related To Specific Uses

CHAPTER 17.195
ACCESSORY DWELLING UNITS

§ 17.195.010. Purpose.

The intent of this section is to regulate accessory dwelling units in residential zoning districts consistent with state law. Implementation of this section is intended to expand housing opportunities for low-income and moderate-income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the primarily single-family residential character of the area.
(Ord. 247, 1/15/2025)

§ 17.195.020. Applicability.

Accessory dwelling units (as defined by Government Code Section 66313), including junior accessory dwelling units (as defined by Government Code Sections 66333-66339), are ~~shall be a~~ permitted uses on all lots ~~in~~ with a proposed or existing single-family and multifamily ~~residential zones~~dwelling units, provided the accessory dwelling unit complies with the development standards of this chapter and State ADU Law. For purposes of this chapter, "State ADU Law" means Chapter 13 (commencing with Section 66310) of Division 1 of Title 7 of the California Government Code, including provisions for accessory dwelling units and junior accessory dwelling units, and any successor or amending statutes.

Accessory dwelling units that do not qualify under Government Code section 66323 must comply with the development standards of this chapter. Accessory dwelling units that qualify under Government Code section 66323 ("66323 Units") are approved and regulated only under that section and applicable building, fire, and health and safety codes that State law allows. No development or design standard in this chapter or elsewhere in the Municipal Code applies to a 66323 Unit unless State law expressly allows it. If a conflict exists between this chapter and Government Code section 66323, State law controls. This chapter must be interpreted to allow the maximum number and type of ADUs and JADUs permitted by State ADU Law, and any ambiguity must be resolved in favor of housing production to the extent required by State ADU Law. An applicant eligible for approval under Government Code section 66323 retains the right to elect approval under that section at any time prior to final permit issuance.

~~. Accessory dwelling units shall be constructed in compliance with the City's single-family and multifamily residential objective design standards and guidelines.~~ Accessory dwelling units may be attached to, or located within a proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or the conversion of an existing accessory structure that is detached from the proposed or existing primary dwelling, (referred to herein as an "attached" accessory dwelling unit) or may be detached from the proposed or existing primary dwelling (referred to herein as a "detached" accessory dwelling unit). All ADUs must be located on the same lot as the proposed or existing primary dwelling.~~Accessory dwelling units must be on the same lot as the proposed or existing primary dwelling.~~

No owner occupancy requirement applies to an accessory dwelling unit, consistent with Government Code section 66315. The City may require that ADUs be rented for terms longer than 30 days. The Community Development Director, or designee, administers and enforces this chapter.

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(Ord. 247, 1/15/2025)

§ 17.195.030. Permits required for construction.

A. An accessory dwelling unit ~~shall~~may not be constructed without first obtaining a building permit~~ from the Chief Building Official~~.

B. A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit must be reviewed with the application and issued concurrently~~shall be reviewed with the application for the accessory dwelling unit and issued at the same time~~.

(Ord. 247, 1/15/2025)

§ 17.195.040. Application.

An application for an accessory dwelling unit permit ~~shall~~must be made in writing to the ~~Chief Building Official~~Building Department on forms provided by the ~~Building D~~said department, and ~~shall~~must include~~ be accompanied by~~ a ~~minor or major development permit and~~ filing fee as set forth in Chapter 3.44 (Fees) of the Wildomar Municipal Code. The ~~Chief~~ Building Department~~Official~~ ~~shall~~must distribute the application ~~and minor or major development permit~~ to the Planning, Fire and Engineering ~~d~~Departments for review. The~~ minor or major development~~ permit shall include the following information:

A. Name and address of the applicant and the name and address of the property owner, if

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different. If a junior accessory dwelling unit is proposed, evidence that the premises upon which the accessory dwelling unit is proposed is owner-occupied shall also be provided.

B. Assessor's parcel number of premises upon which the accessory dwelling unit is proposed.

C. Sufficient detail clearly describing the following:

1. Physical dimensions of property;

2. Location and dimensions of all existing and proposed structures;

3. Location and dimensions of all easements, wells, septic tanks, leach lines, existing seepage pits, drainage structures and utilities;

4. Location, dimensions and names of all clear adjacent roads, whether public or private, showing the location of the street centerline and all existing improvements such as sidewalks, curbs, gutters and curb cuts;

5. Setbacks from all property lines;

6. Methods of circulation, including ingress and egress, access, yards, drives, parking areas, landscaping, walls or fences;

7. Topography of the property;

8. Objective information necessary to demonstrate compliance with objective standards~~A description of walls, landscaping, architectural treatments and other methods which will be used to ensure that the accessory dwelling unit will be compatible with the neighborhood~~; and

~~9. A written statement as to whether the accessory dwelling unit shall be used for family members or for rental purposes; and~~

9. Such additional information as ~~required by the Chief Building Official to make an appropriate determination regarding issuance or denial of the~~listed on the City's adopted ADU application.

~~10.~~D. Assessor's parcel number of premises upon which the accessory dwelling unit is proposed. The City reviews all ADU and JADU applications ministerially. The City does not require discretionary review, a public hearing, or subjective evaluation, and the City may not impose any requirement, condition, or standard through plan check or the building permit process unless State ADU Law expressly authorizes it, regardless of how the requirement is labeled or characterized. The City may not require resubmittal, redesign, or additional technical studies unless expressly authorized by State ADU Law and listed on the adopted checklist

(Ord. 247, 1/15/2025)

§ 17.195.050. Development standards for accessory dwelling units.

~~Except as provided in Section 17.195.060, accessory dwelling units must comply with the following development standards:~~The standards in this section apply only to ADUs reviewed under Government Code sections 66314 through 66322. These standards do not apply to 66323 Units unless state law expressly allows them. All standards in this section must be objective, uniformly verifiable, and applied without discretion or subjective judgment. The City may not apply development standards cumulatively in a way that prevents or unduly constrains ADU

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development allowed by State ADU Law. Any authority to deny or condition an ADU must derive from an express provision of State ADU Law. Notwithstanding any other provision of this section, the City must permit at least one ADU of up to 800 square feet with four foot side and rear setbacks on each lot with a proposed or existing primary dwelling, consistent with Government Code section 66321.

A. An accessory dwelling unit shall only be permitted ~~in residential zones and~~ on a lot with an existing or proposed single-family or multifamily residence, and comply with the following setback standards:

1. A minimum distance of 10 feet shall be maintained between an accessory dwelling unit and any other structure on the lot.

2. The following minimum setbacks shall be met for lots two acres or smaller:

   a. The minimum front yard setback shall be 20 feet.

   b. The minimum side yard setback shall be four feet.

   c. The minimum rear yard setback shall be four feet.

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d. The maximum building height shall be 25 feet.

3. The following minimum setbacks shall be met for lots two acres or greater:

a. The minimum front yard setback shall be 20 feet.

b. The minimum side yard setback shall be four feet.

c. The minimum rear yard setback shall be four feet.

d. The maximum building height shall be 25 feet.

4. An existing garage or other accessory structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit is not subject to these setback requirements. This shall also apply when the existing accessory structure is demolished an accessory dwelling unit is constructed in the same location and to the same dimensions as the demolished structure.

5. An accessory dwelling unit up to 800 square feet may be constructed in the street yard setback if objective site constraints demonstrate on the applicant's site plan show~~it is determined by the Chief Building Official~~ that an 800 square foot accessory dwelling unit cannot be constructed anywhere else on the property and outside of the four-foot side and rear setbacks.

B. The size of a detached accessory dwelling unit shall be a maximum of 1,200 square feet in size.

C. Where an attached accessory dwelling unit is proposed for an existing primary dwelling unit, the total floor area of the attached accessory dwelling unit shall not exceed 50% of the existing primary dwelling.

D. An accessory dwelling unit shall comply with the following parking standards regardless of the zone district:

1. One off-street parking space per accessory dwelling unit or per bedroom, whichever is less, shall be provided in addition to any existing off-street parking.

2. The parking space may match the existing parking surface of the principal dwelling unit.

3. Off-street parking shall be provided in front of the accessory dwelling unit which may be in the rear yard setback area and/or through tandem parking, unless parking in these areas is not feasible based upon specific site, topographical or fire safety conditions.

4. If a garage or covered carport is demolished in conjunction with the construction of an accessory dwelling unit, or is converted to an accessory dwelling unit, no replacement off-street parking is required to be provided for those spaces.

E. The parking standards in subsections (D)(1) through (4) above shall not apply in any of the following instances:

1. The accessory dwelling unit is located within one-half mile of public transit;

2. The accessory dwelling unit is located within a state or locally designated historic district;

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3. The accessory dwelling unit is part of the proposed or existing primary residence or an existing accessory structure;

4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or

5. When there is a "car-share vehicle" located within one block of the accessory dwelling unit.

F. The proposed accessory dwelling unit shall be subject to the City's development impact fees for single-family residential units if it is 750 square feet or larger. However, development impact fees for accessory dwelling units that are 750 square feet or larger shall be charged proportionately in relation to the square footage of the primary dwelling unit.

G. Construction of an accessory dwelling unit shall not require that fire sprinklers be installed in any existing primary dwelling.

H. The City may apply objective design standards only to ADUs that are not 66323 Units. These standards must be clearly defined, uniformly verifiable, and applied without subjective judgment. Design standards may not require architectural matching, neighborhood compatibility findings, stylistic uniformity, or aesthetic determinations. Failure to comply with a design guideline or preference may not be used as a basis for denial or delay. These standards must not unreasonably increase construction costs or prevent development required by State ADU Law. Design standards do not apply to 66323 Units~~The architectural design of the ADU shall meet adopted objective design standards or guidelines, if any, and shall match the design of the primary dwelling, as determined by the Community Development Director or designee, using objective design standards or guidelines, if any, except as stated in Government Code section 66323~~.

I. The accessory dwelling unit may be rented separately from the primary residence. Except as otherwise provided in Government Code Section 66341, no ADU may be sold or otherwise conveyed separately from the primary residence.

J. The lot on which an accessory dwelling unit is located shall have an existing or proposed single-family or multifamily residence ~~one family detached dwelling unit~~ on the premises.

K. An attached accessory dwelling unit shall have an independent exterior access separate from the primary dwelling unit, and cannot be accessed from the interior of the primary dwelling unit.

L. A detached accessory dwelling unit may be located in front of the primary dwelling unit ~~if it is compatible with the neighborhood~~, provided it maintains a minimum front setback of 20 feet, and only where the placement of the accessory dwelling unit at the rear or side portion of the lot would be impractical due to the location of the of the primary dwelling unit or topography of the site.

M. Any accessory dwelling unit placed more than 150 feet from a public right-of-way shall be required to provide "all-weather access" for emergency vehicles as required by the Riverside County Fire Department.

N. An accessory dwelling unit shall comply with the health requirements for water and sewerage as required by the appropriate agency. An applicant shall also be required to provide verification from the appropriate water and sewerage district that their requirements have been complied with prior to the issuance of building permits.

O. An applicant for an accessory dwelling unit shall be required to provide a will-serve letter

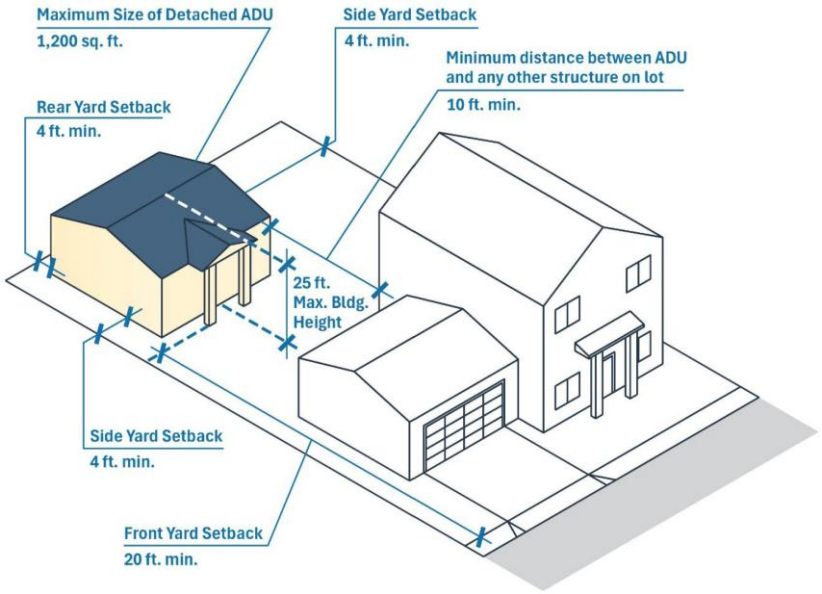
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from the applicable water agency stating that the appropriate water and sewerage availability and capacity exists for the unit.

P. The City will not impose connection fees, capacity charges, or service requirements in a manner inconsistent with Government Code section 66324, including treating conversion ADUs or JADUs as new residential uses when state law prohibits that, or in a manner that delays or prevents approval of an ADU.

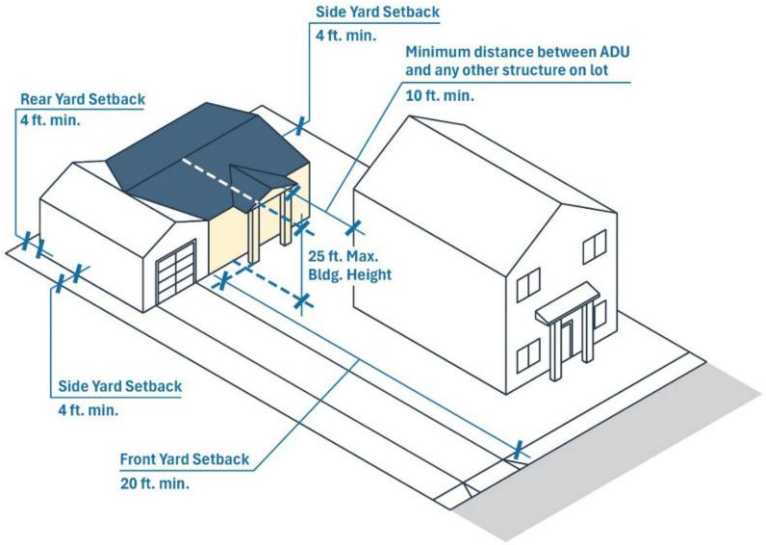
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Figure 17.195.050-1 Detached Accessory Dwelling Unit



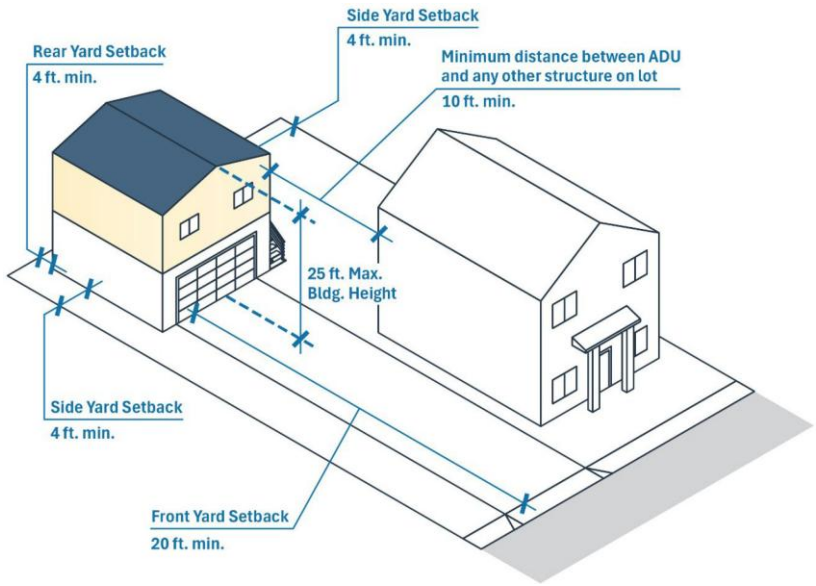
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Figure 17.195.050-2 Accessory Dwelling Unit — Attached to an Accessory Structure



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Figure 17.195.050-3 Accessory Dwelling Unit Above Detached Garage



(Ord. 247, 1/15/2025; Ord. 256, 11/12/2025)

§ 17.195.060. Supplemental development standards for junior accessory dwelling units.

Junior accessory dwelling units must comply with the following standards in addition to the standards in Section 17.195.050. To the extent there is any conflict between the standards in Section 17.195.050 and the standards in this section, this section shall take precedence.

A. One junior accessory dwelling unit (JADU) may be permitted per lot not to exceed 500 square feet in size. The lot must be zoned for single-family residences and a single-family residence must exist or be proposed for the lot.

B. A lot with a junior accessory dwelling unit is required to be owner-occupied only when the JADU shares sanitation facilities with the primary dwelling, consistent with Government Code Section 66333~~must be owner-occupied~~. The owner may live in either the junior accessory dwelling unit or the primary residence. Owner-occupancy is not required when the junior accessory dwelling unit has separate sanitation facilities. This requirement ~~shall~~does not apply if the owner is another governmental agency, a land trust, or a housing organization~~corporation~~.

C. A deed restriction that runs with the land must be recorded and a copy filed with the City that includes a prohibition on the sale of the junior accessory dwelling unit separate from the sale of the primary residence, that this prohibition may be enforced against future purchasers, and that restricts the size of the junior accessory dwelling unit to no more than 500 square feet.

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D. A junior accessory dwelling unit must be constructed within the walls of a proposed or existing single-family residence.

E. A junior accessory dwelling unit must have an independent exterior access separate from the main entrance to the proposed or existing primary dwelling unit and cannot be accessed from the interior of the primary dwelling unit.

F. A junior accessory dwelling unit shall include at a minimum an efficiency kitchen that includes cooking facilities with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

G. The provision of additional off-street parking is not required for a junior accessory dwelling unit.

~~G.~~H. If rented, a junior accessory dwelling unit must be rented for more than 30 days and may not be used for short term rentals. JADUs are processed ministerially and are subject only to the standards State ADU Law allows.

(Ord. 247, 1/15/2025)

§ 17.195.070. Ministerial approval.

Pursuant to Government Code Section 66323, t~~T~~he Chief Building Official must ~~ity shall~~ ministerially approve an application for a building permit for an accessory dwelling unit that meets any of the following criteria outlined below without requiring an accessory dwelling unit permit or applying the standards contained in ~~Section 17.195.05~~40this Chapter.

A. One accessory dwelling unit or junior accessory dwelling unit per lot that is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or existing accessory structure if the following standards are met:

1. For units proposed with an existing dwelling or accessory structure, there is no expansion of the physical dimensions of the existing structure, except that an expansion of up to 150 square feet may be included solely for the purpose of accommodating ingress and egress.

2. The accessory dwelling unit has independent exterior access.

3. The side and rear setbacks are sufficient for fire and safety.

4. For junior accessory dwelling units, it complies with the requirements of Section 17.195.050.

B. One detached new construction accessory dwelling unit per lot with a proposed or existing single-family dwelling if the following standards are met:

1. The side and rear setbacks are at least four feet.

2. The total square footage of the accessory dwelling unit is no more than 800 square feet.

3. The height of the unit is no more than 16 feet if the primary dwelling is less than 16 feet high.

4. The unit on a lot within one-half mile of a major transit stop or a high-quality transit

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corridor, as those terms are defined in Public Resources Code Section 21155, may be up to 18 feet high. An additional two feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

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5. The unit shall not exceed the height limitation that applies to the primary dwelling unit or 25 feet, whichever is lower. This clause shall not be construed to permit an attached accessory dwelling unit to exceed two stories.

6. The existing or proposed single-family dwelling on the lot may contain a junior accessory dwelling unit that complies with subsection A of this section, but it may not contain an accessory dwelling unit that does not qualify as a junior accessory dwelling unit.

C. Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings, provided that the total number of accessory dwelling units permitted by this subsection does not exceed 25% of the existing multifamily dwelling units.

D. Up to eight~~Two~~ detached accessory dwelling units that are located on a lot that has an existing or proposed multifamily dwelling, not exceeding the number of existing or proposed multifamily units., provided that the units are no higher than 16 feet and meet a four-foot rear and side yard setback.

(Ord. 247, 1/15/2025)

§ 17.195.080. Prohibited areas.

This section does not apply to accessory dwelling units approved under Government Code section 66323. For all other accessory dwelling units, the City may deny an application only if it makes written findings, based on substantial evidence in the administrative record, that the accessory dwelling unit would have a specific, adverse impact on public health or safety, as defined in Government Code section 65589.5(d), and that there is no feasible method to satisfactorily mitigate or avoid the impact. Any such finding must be based on site-specific conditions directly attributable to the proposed accessory dwelling unit and may not be based on generalized conditions in the surrounding area or on the existence of a moratorium~~An accessory dwelling unit shall not be permitted in those areas of the City which have significant problems with regard to water availability or water quality, sewage disposal or other public health or safety concerns. The prohibited areas include, but are not limited to, those areas where a development moratorium has been imposed, including a moratorium for water or sewer, whether imposed by the City or another public agency with the authority to impose a development moratorium~~.

(Ord. 247, 1/15/2025)

§ 17.195.090. Notice of decision.

A. The Chief Building Official must determine whether an application for an accessory dwelling unit or junior accessory dwelling unit is complete within 15 business days after submittal and provide written notice to the applicant. If the City does not provide written notice within 15 business days, the application is deemed complete~~Upon acceptance of an accessory dwelling unit application for a lot where there is an existing or proposed single-family or multifamily dwelling, the Chief Building Official shall review, approve an application, and issue a building permit for an accessory dwelling unit within 60 days after receiving a complete application provided all applicable requirements of this chapter have been met~~.

B. The Chief Building Official must approve or deny an application and issue a building permit for an accessory dwelling unit within 60 days after the application is deemed complete, provided the application complies with this chapter and State ADU Law~~The Chief Building Official may deny the application for an accessory dwelling unit at the end of 60 days if the~~

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~~applicant has not met the requirements of this chapter. If the Chief Building Official denies an application for an accessory dwelling unit permit the Chief Building Official shall provide a full set of comments to the applicant with a list of deficiencies and a description of how they can be remedied~~.

C. The Chief Building Official may deny an application only if the applicant has not met the requirements of this chapter or State ADU Law. If the Chief Building Official denies an application, the City must provide a written explanation identifying all deficiencies and describing how they may be remedied~~An application for an accessory dwelling unit permit and/or a building permit for an accessory dwelling unit where there is no existing single-family dwelling shall be approved or denied concurrently with the permit application to create the new single-family dwelling~~.

D. An application for an accessory dwelling unit where there is no existing single-family dwelling must be approved or denied concurrently with the permit application for the proposed dwelling.

E. The City may not delay, toll, or suspend the timeframes in this section except as State law expressly allows.

~~C.~~F. Failure to act within the timeframes required by this section will result in approval only to the extent required under state law.

(Ord. 247, 1/15/2025)

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§ 17.195.100. Exception.

Pursuant to the authority provided by Section 65852.21(f) of the Government Code, notwithstanding any other provision in this chapter, no accessory dwelling unit or junior accessory dwelling unit shall be permitted on any lot in a single-family zoning district if: (1) an urban lot split has been approved for the lot pursuant to Chapter 16.72 (Urban Lot Splits) herein. (Ord. 247, 1/15/2025)

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CHAPTER 17.196
SPECIAL HOUSING TYPES

Prior History: Former Ch. 17.200 Conditional Use Permits, compiled of RCC Ch. 17.200; Ord. 18 § 2, 2008; Ord. 104 § 4, 2015; Ord. 136 § 3, 2017; Ord. 157 § 4, 2018; Ord. 231 § 3, 2023; repealed by Ord. 247, 1/15/2025.

§ 17.196.010. Purpose.

The purpose of this chapter is to establish development and/or operational standards for special housing types allowed in the City of Wildomar. The purpose and intent of the allowance for such special housing types is also established.
(Ord. 247, 1/15/2025)

§ 17.196.020. Transitional and supportive housing.

A. Supportive and Transitional Housing. Pursuant to California Government Code Section 65583(c)(3), transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.

1. Supportive Housing, up to 50 Units. Pursuant to California Government Code Section 65651, supportive housing development with up to 50 supportive housing units shall be permitted by right in all zoning Districts where multi-family and mixed-use residential development are permitted provided the development satisfies all of the following requirements:

a. All supportive housing units within the development are subject to a recorded affordability restriction for 55 years.

b. 100% of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

c. At least 25% of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100% of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

d. The developer shall provide the information required by California Government Code Section 65652 to the Planning Department.

e. Nonresidential floor area shall be used for on-site supportive services in the following amounts:

i. For a development with 20 or fewer total units, at least 90 square feet shall be provided for on-site supportive services.

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ii. For a development with more than 20 units, at least three percent of the total nonresidential floor area shall be provided for on-site supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

f. The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Government Code Section 65915.

g. Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

h. Notwithstanding any other provision of this section to the contrary, the local government shall, at the request of the project owner, reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:

i. The owner demonstrates that it has made good faith efforts to find other sources of financial support.

ii. Any change in the number of supportive service units is restricted to the minimum necessary to maintain a project's financial feasibility.

iii. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

(Ord. 247, 1/15/2025)

§ 17.196.030. Emergency shelters.

All emergency shelters shall meet the following locational and operational standards:

A. No emergency shelter shall be located within 250 feet of any other emergency shelter.

B. An emergency shelter shall not exceed 40 residents, excluding staff.

C. Any single resident's stay shall not exceed six consecutive months.

D. Emergency shelters shall provide one parking space for every staff member and one parking space for every 10 temporary residents, but may not require more parking for emergency shelters than other residential or commercial uses within the same zone.

E. An emergency shelter must adequately comply with the following management standards:

F. There shall be space inside the building so that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way.

G. Security shall be provided on site during hours of operation.

H. On-site management shall be provided by at least one emergency shelter staff member at

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all times while residents are present at the shelter.

I. Emergency shelter lighting shall be consistent with the City of Wildomar's adopted building code and light pollution ordinance.

(Ord. 247, 1/15/2025)

§ 17.196.040. Employee housing (for farmworkers).

A. Six or Fewer Employees. Employee housing providing accommodations for six or fewer employees shall be deemed to be a single-unit structure with a residential land use and shall be treated the same as a single unit dwelling of the same type in the same zoning district.

B. Districts Where Agriculture Uses Are Allowed. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located, and may consist of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household on land zoned for agricultural uses. Such employee housing shall be considered to be an activity that in no way differs from an agricultural use.

(Ord. 247, 1/15/2025)

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CHAPTER 17.205
LICENSED RESIDENTIAL CARE FACILITIES

§ 17.205.010. Purpose.

The purpose of this chapter is to implement the applicable state regulations in a manner that allows for the establishment of residential care facilities while preserving the character of the zone in which the uses are located.
(Ord. 247, 1/15/2025)

§ 17.205.020. Development standards.

The following standards of development shall apply to a large licensed residential care facility.

A. Development Standards. Unless otherwise indicated below, the large residential care facility must conform to the development standards for the zoning classification in which it is located.

B. Accessory Dwelling Units. The large licensed residential care facility shall not be located in an accessory dwelling unit unless the primary dwelling unit is used for the same purpose.

C. Kitchens. The large licensed residential care facility must provide either: (1) congregate dining facilities; or (2) kitchens in individual units.

D. Landscaping. The large licensed residential care facility shall provide minimum landscaped areas in accordance with Chapter 17.170.

E. Signs. The large licensed residential care facility shall comply with the provisions of Chapter 17.180 (Signs).

F. Lighting. The large licensed residential care facility shall comply with the provisions of Chapter 17.170 (Light Pollution Standards). Security night lighting must be shielded so that the light source cannot be seen from adjacent residential properties.

G. Parking. The number of required automobile storage spaces shall be determined in accordance with Chapter 17.155 (Parking and Loading) at the time of the approval of the project; however, notwithstanding any provision of this Title to the contrary, a 20% reduction in the total number of required vehicle parking spaces for residential purposes may be allowed if appropriate, and an additional five percent reduction may be allowed if the applicant proposes alternative senior citizen transportation programs; however, in no case shall the reduction of parking spaces exceed 25% of the total spaces required by Chapter 17.155 (Parking and Loading). Public street parking and tandem parking shall not be counted in this requirement. All required parking spaces shall be located entirely within the development, accessible to the units which they serve, and no parking space shall be located more than 150 feet from the unit it is designed to serve. Parking requirements for other facilities within the development shall be subject to the provisions of Chapter 17.155 (Parking and Loading) and may not be reduced. Not less than 10% of the required parking spaces shall be designed and designated for use by the handicapped; provided, however, that there shall be at least one designed and designated handicapped parking space provided for each handicapped resident. Handicapped parking spaces shall be distributed evenly throughout the parking areas.

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H. Common Areas and Open Space. The Large Licensed Residential Care Facilities shall include at least 350 square feet of indoor or outdoor common areas or open space, plus five square feet per resident. The common area(s) or open space shall be furnished. Appropriate furnishings for indoor spaces include, but are not limited to, such items as lounge chairs, couches, tables with chairs, writing desks, and televisions. Outdoor furnishings include, but are not limited to, such items as outdoor benches, tables with chairs, barbeques, and shade coverings like arbors, patio covers, garden shelters or trellises. A central dining room shall be provided. The size of the room shall be sufficient to accommodate all of the residents. The minimum room size shall be the product of the proposed maximum number of residents in the facility multiplied by five square feet per resident; however, in no instance shall the central dining room be less than 350 square feet.

I. Management. The large licensed residential care facilities shall have either: (1) a manager who resides on site; or (2) a number of persons acting as a manager who are either present at the facility on a 24-hour basis or who will be available 24 hours a day, seven days a week to physically respond within 45 minutes notice and who are responsible for the day-to-day operation of the facility. The provisions of this section shall be superseded by any management requirements imposed on the large licensed residential care facilities pursuant to state law.

J. Security. A designated area for on-site personnel shall be located at the main entrance to the facility for the purpose of controlling admittance to the facility and providing security. Emergency contact information shall be posted on the exterior of the facility adjacent to the main entrance, as well as on the interior in a location accessible to all residents.

K. Personal Storage. Each resident of the large licensed residential care facility shall be provided with at least one private storage area or private closet, with a lock or other security mechanism, in which to store their personal belongings.

L. Public Transit Access. A public transit turnout shall be included within the project's design.

M. A large licensed residential care facility that also qualifies as supportive housing or transitional housing shall be subject only to those restrictions and development standards that apply to other residential dwellings of the same type (e.g., single-family or multifamily) in the same zone. Notwithstanding the previous sentence, if the facility qualifies as "supportive housing" as defined in Government Code Section 65650 (which has a different definition of "target population" than the definition in Article 6 of this Title), then the facility shall be a use by right in all zones where multifamily and mixed uses are permitted and shall be processed as required by Government Code Sections 65650, et seq.

(Ord. 247, 1/15/2025)

§ 17.205.030. Application procedures.

An application for any large licensed residential care facility shall be processed as follows:

A. Application Requirements. The application for a large licensed residential care facility shall be submitted and processed in accordance with the requirements for residential developments in the zone in which the large licensed residential care facility is proposed, and with the requirements outlined in Chapter 17.80 (Minor and Conditional Use Permits). In addition, the application for a large licensed residential care facility shall include the following:

1. Applicant Information. The name and address of the applicant, including the name

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and address of the lessee, if the property is to be leased by someone other than the applicant; and the name and address of the owner of the property for which the conditional use permit is requested. If the applicant and/or lessee or owner is a partnership, corporation, firm, or association, then the applicant/lessee shall provide the additional names and addresses as follows and such persons shall also sign the application: (i) every general partners of the partnership; (ii) every owner with a controlling interest in the corporation; or (iii) the person designated by the officers of the corporation as set forth in a resolution of the corporation that is to be designated as the permit holder for the use permit.

B. Owner Authorization. If the operator of the large licensed residential care facility is not the legal owner of the property, the operator shall provide written documentation evidencing the owner's authorization and approval to operate the large licensed residential care facility at the property.

C. Parcel Information. The zoning and general plan designations and assessor's parcel number(s) of the site on which the large licensed residential care facility is proposed.

D. Project Description. A narrative project description of the large licensed residential care facility that summarizes the proposed use and its purpose.

E. Plan; Building Diagram and Floor Plan. A preliminary site plan, drawn to scale, showing the facility's building footprint and property lines as well a diagram intended to show: (1) all building(s) to be occupied, including a floor plan for all rooms intended for residents' use indicating the number of residents per bedroom, the location and number of beds for all residents; and (2) on-site parking, including designations of staff and visitor parking.

F. Facility Users. The projected number and types of users of the facility, including, but not limited to, residents, staff, clients, visitors, and students.

G. Transportation and Parking. Expected parking demand and vehicular use and the availability of and proximity to public transportation or other means to transport facility users.

H. Management Plan. A comprehensive management plan, which shall include, at a minimum, the following:

1. Detailed information on property management policies and operations, including information regarding maintenance and repairs;

2. An explanation of how the large licensed residential care facility, intends to meet the requirements of Section 17.205.020(I);

3. An explanation of how the large licensed residential care facility, intends to meet the requirements of Section 17.205.020(J);

4. A copy of the large licensed residential care facility's written resident intake procedures, including rental procedures and rates;

5. A copy of the large licensed residential care facility's written termination and eviction procedures;

6. A copy of the large licensed residential care facility's resident and guest rules; and

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7. If applicable, the large licensed residential care facility's plan for disposing of medical waste or other bio-waste.

I. Licensing. Proof of all required licensing from the California Department of Social Services, the California Department of Health and Human Services, the California Department of Health Care Services, or other applicable regulatory agency, along with a license and permit history of the applicant(s), including whether such applicant(s), in previously operating a similar use in this or another City, county or state under license and/or permit, has had such license and/or permit revoked or suspended, and the reason therefore.

J. Similar Facilities. A list of addresses of all other licensed facilities for which a conditional use permit is requested in the State of California owned or operated by the applicant(s) within the past five years and whether such facilities have been found by state or local authorities to be operating in violation of state or local law.

K. Project Review. The planning commission shall review an application for the large licensed residential care facility and shall approve, conditionally approve, or disapprove of the application for the large licensed residential care facility. The decision of the Planning Commission shall be final unless appealed to the City Council within the timeframes set forth in Section 17.125.110 (Appeals).

L. Findings and Decision. The Planning Commission shall only approve an application for a large licensed residential care facility if the Planning Commission makes all of the findings required pursuant to Chapter 17.80 (Minor and Conditional Use Permits) and conforms with all provisions of this chapter.

M. Design Review. The large licensed residential care facility shall require design review approval, pursuant to the City's single-family residential design guidelines prior to issuance of a building permit.

(Ord. 247, 1/15/2025)

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CHAPTER 17.210
MOBILE HOME PARKS

§ 17.210.010. Purpose.

The California Legislature has declared that there is a need to eliminate the distinction between mobilehome development and conventional forms of residential land use. The purpose of this chapter is to establish standards for the development of mobilehome parks, in accordance with Government Code Section 65852.7 and the Mobilehome Parks Act (Health and Safety Code Section 18200 et seq.).
(Ord. 247, 1/15/2025)

§ 17.210.020. Permit required.

Mobilehome parks and subdivisions shall be subject to approval of a ~~Major~~ Development Review application (refer to Chapter 17.85) as designated in Article II, Tables of Allowed Land Uses and Approval Requirements.
(Ord. 247, 1/15/2025)

§ 17.210.030. Development standards.

The following shall apply to all mobilehome parks:

A. Minimum Site Area. The minimum site that may be developed for a mobilehome park shall be five gross acres.

B. Mobilehome Park Access. Vehicular access to a mobilehome park shall be provided from a collector/rural collector street or larger.

C. Mobilehome Lot Access. Vehicular access to all mobilehome lots shall be from internal mobilehome park streets.

D. Minimum Mobilehome Space. The minimum size of each space shall be 2,500 square feet. Each space shall have a minimum width of 30 feet.

E. Recreation. On-site recreation shall be provided at a ratio of not less than 150 square feet per dwelling unit.

F. Perimeter Setbacks. All mobilehome subdivisions and mobilehome parks shall provide a setback along all adjoining boundary streets equal to the minimum setbacks of the applicable zone, but in no case less than 20 feet along an adjoining street nor less than 15 feet to side and rear setback along all non-street boundaries of the development.

G. Perimeter Wall. A six-foot decorative masonry wall shall be erected along all perimeter property lines, except that the wall shall be erected not less than 10 feet from the property line along the street side of the parcel, or the required front yard setback line of the applicable zone district, whichever is greater.

H. Opaque Skirt. The area between the ground level and floor level of the unit shall be screened by an opaque skirt.

I. Automobile Storage. Automobile storage shall be provided as required by Chapter 17.155 (Parking and Loading).

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J. Signs. Signs shall be permitted in accordance with the standards of Chapter 17.180 for a multi-family complex.

K. Modified Standards. The improvement and setback requirements contained in this section may be modified or eliminated when the approving authority finds that due to topographical conditions or property ownership patterns these requirements are impractical and will not serve to protect the present or future welfare of the public.

(Ord. 247, 1/15/2025)

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CHAPTER 17.212
RECREATIONAL VEHICLE (RV) STORAGE IN INDUSTRIAL AND AGRICULTURE AND RURAL RESIDENTIAL ZONES

Prior History: Former Ch. 17.220 Revocation Of Variances and Permits, derived from RCC Ch. 17.220; and Ord. 18; was repealed by Ord. 247, 1/15/2025.

Prior History: Former Ch. 17.220, Performance Standards for RV Storage in Commercial and Residential Zones, derived from Ord. 247, was amended in its entirety by Ord. 253, 9/10/2025.

§ 17.212.010. Purpose.

The purpose of this chapter is to establish standards for the development of RV storage facilities within the industrial and agriculture and rural residential zones.
(Ord. 253, 9/10/2025)

§ 17.212.020. Permit required.

RV storage facility shall be subject to approval of entitlement as designated in Article 2, Tables of Allowed Land Uses and Approval Requirements.
(Ord. 253, 9/10/2025)

§ 17.212.030. Development standards.

A. Setbacks. A minimum 25-foot street/front landscape setback buffer area shall be provided along the entire street frontage to enhance the streetscape aesthetics. Only landscaping (i.e., trees, turf, drought tolerant shrubs, etc.) is permitted within this setback buffer area. The 25-foot setback is measured from the ultimate street R-O-W line.

B. Lot Coverage. All RV and boat storage proposals must designate at least 20% of the front portion of the site to RV and boat sales, or other commercial retail uses. This area may be used for display of vehicles provided the vehicles are placed behind the 25-foot street/front landscape setback buffer area note above. The 20% standard shall not apply to RV and boat storage proposals located in residential zoning districts.

    1. The area designated for RV and boat storage shall occupy no more than 80% of the project site and be located behind the sales/commercial retail area.

C. Building Materials.

    1. All RV storage spaces shall include covered carports/canopies designed to blend in with the proposed buildings on the project site.

    2. All commercial structures/office buildings proposed shall be consistent with the City's commercial design standards and guidelines booklet.

D. Walls and Fences.

    1. The boundary line between the RV/boat storage area and RV sales/commercial retail area shall include a six-foot to eight-foot "green wall" to visually screen the storage area from public view.

    2. A decorative block wall (i.e., split-face, slumpstone, or similar) shall be required

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along the side and rear property lines of the area designated for RV and boat storage to visually screen the storage uses from adjacent residential or commercial zoned properties.

3. In addition, a five-foot-wide landscape planter strip shall be required along the interior side and rear property line of the area designated for RV and boat storage to visually screen the storage uses from adjacent residential or commercial zoned properties.

E. Surface Materials.

1. The RV/boat storage area shall be made of pervious concrete or standard concrete paving for all drive aisles throughout the project site.

2. The RV/boat storage parking stalls shall be made of 5-inch to 6-inch pervious asphalt base over six-inch sub-base layer to aid in percolation.

3. RV sales area paving system must be pervious concrete or standard concrete paving (higher quality product).

4. If security fencing is permitted provided it is located at the rear of the 10-foot landscape buffer noted above. In addition, security fencing shall comply with Section 17.150.050 of the Wildomar Municipal Code.

F. Major and Commercial Corridors and Freeway Off-Ramps.

1. No RV storage facility is allowed on property within 1,000 feet of any major or commercial corridors or freeway off-ramps as shown in Figure 2-3 and described in Table 2-2, specifically Focus Areas 3 through 8, of the Wildomar General Plan, Land Use Element (Chapter 2).

(Ord. 253, 9/10/2025)

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CHAPTER 17.221
CONVENIENCE STORES

§ 17.221.010. Purpose.

The purpose of this chapter is to provide for the orderly development within the City of Wildomar of convenience stores, not including the sale of motor vehicle fuel.
(Ord. 253, 9/10/2025)

§ 17.221.020. Major and commercial corridors and freeway off-ramps.

No convenience store facility is allowed on properties within 1,000 feet from any major or commercial corridors or freeway off-ramps as shown in Figure 2-3 and described in Table 2-2, specifically Focus Areas 3 through 8, of the Wildomar General Plan, Land Use Element (Chapter 2).
(Ord. 253, 9/10/2025)

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CHAPTER 17.225
ANIMAL KEEPING

§ 17.225.010. Purpose.

The purpose of this chapter is to provide reasonable standards for the keeping and raising of animals to avoid and minimize adverse impacts on adjacent properties and preserves the City's quality and character. This chapter will allow for keeping of animals in limited numbers with reasonable controls and safeguards to protect the character of the community.
(Ord. 247, 1/15/2025)

§ 17.225.020. Applicability.

A. The requirements contained in this chapter shall apply to all animal keeping in the City of Wildomar including domestic and farm animals, kennels, catteries, horse stables, boarding and riding academies.

B. Any legally established nonconforming animal keeping use that became nonconforming upon adoption of this ordinance shall be permitted to continue subject to Chapter 17.20 (Legal Nonconforming Structures and Uses).

C. Animals may be kept on legally established lots of record that are less than the minimum lot size reference in Table 17.205.030-1 (Animal Keeping Standards) subject to compliance with setback regulations of the underlying zoning district and subject to approval by the Community Development Director.

(Ord. 247, 1/15/2025)

§ 17.225.030. Keeping of animals—Noncommercial.

Animal keeping uses allowed in Article II (Zoning Districts and Allowable Land Uses) shall comply with the standards listed in Table 17.205.030-1 (Animal Keeping Standards) and with all other standards and requirements of this section and with all other applicable ordinances and regulations.

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Table 17.205.030-1 Animal Keeping Standards			
Types of Animals	Parcel Size	Max Number of Animals	Setbacks and Standards
Aquaculture	20,000+ sq ft	1 fish per 250 gallons of tank/pool/pond	Fish must be kept in a tank/pool/pond that is no closer than 30 feet from the front property line, 15 feet from any side or rear property line and no closer than 35 feet of any dwelling unit other than the dwelling unit on the subject lot.
Hogs	0.5 to 1 acre	2	Hogs shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.
	1+ acres	5	
Miniature Pigs	< 20,000 sq ft	1	Miniature pigs must be kept in an enclosure that is no closer than 30 feet from the front property line, 15 feet from any side or rear property line and no closer than 35 feet of any dwelling unit other than the dwelling unit on the subject lot.
	10,890-19,999 sq feet	2	
	20,000+ sq ft	5	
Equids (horses, donkeys, mules, etc.)		5 per/acre	Equids must be kept not less than 100 feet from any street and 20 feet from any property line.
Ruminants (cattle, bison, deer, antelopes, goats, sheep, etc.)		5 per/acre	kept not less than 100 feet from any street, 20 feet from any property line, and 50 feet from any

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Table 17.205.030-1 Animal Keeping Standards			
Types of Animals	Parcel Size	Max Number of Animals	Setbacks and Standards
Camelids (alpacas, llamas, camels, etc.)		5 per/acre	Camelids shall not be kept not less than 100 feet from any street, 20 feet from any property line, and 50 feet from any residence.
Crowing Fowl (chickens, peafowl, roosters, turkeys, peacocks, guinea fowl, etc.)	Under 10,000 sq ft	4 crowing fowl (females only)	The crowing fowl shall be kept in an enclosed area located not less than 10 feet from any property line and 20 feet from any dwelling unit (primary or accessory) and shall be maintained on the rear portion of the lot in conjunction with a residential use.
	10,000 - 19,999 sq ft	6 crowing fowl (females only)	
	20,000 - 39,999 sq ft	12 crowing fowl (females only)	
	40,000+ sq ft	50 females and 10 males	
Waterfowl (ducks, geese, swans, etc.), Gamebirds (quail, partridges), and other Wildfowl	20,000 - 39,999 sq ft	4 fowl	The fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.
	40,000+ sq ft	50 fowl	
Other Domestic Fowl (doves, parrots, budgies, etc.)	10,000+ sq ft	50 fowl	Any enclosed aviary shall be kept not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.
	n/a	12 fowl	
Ratites (Ostriches, kiwis, rheas, emus, cassowaries, etc.)	20,000+ sq ft	3 ratites per 20,000 sq feet, maximum of 6 ratites permitted	Ratites must be kept not less than 100 feet from any street and 20 feet from any property line.
Small Animals (Rabbits, chinchillas, guinea pigs, fish, frogs, and other small animals)	n/a	n/a	n/a

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(Ord. 247, 1/15/2025)

§ 17.225.040. Keeping of animals — Commercial.

A. Kennels, with the exception of one to four dogs may be for commercial purposes, including for the raising of guard dogs, care animals, rescue animals, and breeding and boarding.

B. The following classes of kennels are allowed in the following zones pursuant to Table 17.205.040-1, Kennel Classes and Allowed Zoning pursuant to the following development standards:

Table 17.205.040-1 Kennel Classes and Allowed Zoning

Class of Kennels	Maximum Number of Animals per Site	Zones Allowed	Minimum Lot Size for Keeping Such Animals
No Kennel (non-commercial)	1—4 dogs	All zones	—
Class I Kennel	5—10 dogs	R-R, R-A, R-1, R-3, R-T	1 acre (gross)
		M-I	No minimum lot size
Class II Kennel/Cattery	11—25 dogs	R-R, R-A, R-T	1 acre (gross)
	10—25 cats	M-I	No minimum lot size
Class III Kennel/Cattery	26—40 dogs	R-R	1 acre (gross)
	26—40 cats	M-I	No minimum lot size
Class IV Kennel/Cattery	41 or more dogs or cats	R-R	1 acre (gross)
		M-I	No minimum lot size

(Ord. 247, 1/15/2025)

§ 17.225.050. Development and operational standards.

A. Class I kennels, such kennels may be placed upon parcels containing detached single-family dwelling units.

B. Class II kennels and all catteries shall include a single-family dwelling to be used by a live-in caretaker, as required by the City standards for kennels and catteries.

C. Multifamily dwelling units and attached single-family dwelling units shall not be permitted in conjunction with kennels or catteries; provided, however, that a guest dwelling or accessory dwelling unit shall be permitted in accordance with current City zoning regulations.

D. The applicant shall obtain and continuously maintain all necessary licenses from the Health Department.

(Ord. 247, 1/15/2025)

§ 17.225.060. Applications.

Every application for a kennel or cattery shall be made in writing to the Community

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Development Director on forms provided by the Planning Department and shall be accompanied by the filing fee set forth in Chapter 3.44.
(Ord. 247, 1/15/2025)

§ 17.225.070. Animal grazing.

The grazing of cattle, horses, sheep, goats or other farm stock or animals (excludes hogs) shall comply with the following standards:

A. Includes the supplementary feeding thereof, not to exceed five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five animals per acre is permitted so long as the total number of permitted animals is not exceeded.

1. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three.

2. There shall be no limit to the permissible number of goats or sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops or weed abatement, provided that such grazing is not conducted for more than four weeks in any six-month period.

3. The provisions of this subdivision apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept, fed or maintained solely for sale, marketing or slaughtering at the earliest practical age of maturity.

4. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.

5. Permitted on agricultural, open space and residential lots or parcels, including vacant lots without a house, over 20,000 square feet in area and 100 feet in width, provided they are kept, fed and maintained not less than 50 feet from any residence existing at the time such use is established. Two such animals may be kept on each 20,000 square feet up to one acre and two such animals for each additional acre.

(Ord. 247, 1/15/2025)

§ 17.225.080. Animal maturity.

Whenever any section of this Title requires a determination as to the maturity of animals, the following periods of time shall be used to establish the age of maturity:

Classification	Age of Maturity
Birds and poultry	6 months
Cattle	18 months
Crowing fowl	2 months
Goats	9 months
Horses	24 months

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Classification	Age of Maturity
Pigs	8 months
Sheep	9 months
Other small farm animals	6 months

(Ord. 247, 1/15/2025)

§ 17.225.090. Residential beekeeping.

The raising, breeding, and maintenance of domestic honeybees (apis mellifera species) in residential zones shall comply with the following standards:

A. Residential beekeeping shall mean the keeping or maintenance of bees as an accessory use.

1. Any beekeepers in a residential zone shall obtain a residential beekeeping permit from the community development department.
2. Each residential lot shall have no more than four bee boxes.
3. Bee boxes shall not exceed six feet in height.
4. Bee boxes must be continuously occupied by bees under the control of the permit holder.
5. Hives shall be located on the property in the following manner:
    a. Bee boxes shall be located in the rear yard.
    b. Bee boxes location shall be secured from unauthorized access.
    c. Bee boxes shall be screened so that they cannot be seen from an adjacent public street.
6. It is declared a public nuisance to keep bees in a manner that through action or inaction allows for any of the following conditions to occur:
    a. Bees exhibit defensive or objectionable behavior, or interfere with the normal use of neighboring properties.
    b. Bees swarm and are not contained or relocated by the owner of the bees as quickly as possible, but no more than three days.

(Ord. 247, 1/15/2025)

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CHAPTER 17.230
FARMERS MARKETS

§ 17.230.010. Purpose.

The following provisions are intended to ensure that farmers' markets complement adjacent land uses and do not have negative impacts on nearby properties.
(Ord. 247, 1/15/2025)

§ 17.230.020. Development standards.

A. The market must be located within the buildable portion of the lot on which it is to be located.

B. All farmers' markets and their vendors shall comply with all federal, state, and local laws and regulations relating to the operation, use, and enjoyment of the market premises.

C. All farmers' markets and their vendors shall receive all required operating and health permits, and these permits (or copies) shall be in the possession of the farmers' market manager or the vendor, as applicable, on the site of the farmers' market during all hours of operation.

D. All farmers' markets shall have an established set of operating rules addressing the governance structure of the farmers' market, hours of operation, maintenance, and security requirements and responsibilities; and appointment of a market manager.

E. All farmers' markets shall have a market manager authorized to direct the operations of all vendors participating in the market on the site of the market during all hours of operation.

F. All farmers' markets shall provide for composting, recycling, and waste removal in accordance with all applicable City, health department and other outside agency codes and regulations.

(Ord. 247, 1/15/2025)

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CHAPTER 17.235
ALCOHOLIC BEVERAGE SALES

§ 17.235.010. Purpose.

The following provisions provide minimum development standards for alcoholic beverage sales in the City. These standards are designed to provide for the appropriate development of alcoholic beverage sales and to protect the health, safety and welfare of City residents by furthering awareness of laws relative to drinking.
(Ord. 247, 1/15/2025)

§ 17.235.020. Development standards.

A. A conditional use permit shall be required for on-site consumption for bars, nightclubs, and cocktail lounges. Alcohol sales for off-site consumption do not require a conditional use permit.

B. Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to the public.

C. The Community Development Director may require that a notice of public hearing be given, in a manner the Director deems necessary or desirable, to other persons or public entities within a maximum radius of 600 feet.

D. The following additional development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

1. Only beer, wine, cider, hard seltzers, or other fermented alcoholic beverages may be sold.

2. The owner of each location and the management at each location shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

3. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.

4. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

5. No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

6. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

7. No sale of alcoholic beverages shall be made from a drive-in window.

(Ord. 247, 1/15/2025)

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§ 17.235.030. Additional development requirements.

Additional development standards may be required as conditions of approval. (Ord. 247, 1/15/2025)

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CHAPTER 17.236
CANNABIS

Prior History: Former Ch. 17.240 Mini-Warehouses, compiled of RCC Ch. 17.240; Ord. 18 § 2, 2008; Ord. 69 §§ 12, 13, 2012; repealed by Ord. 247, 1/15/2025.

§ 17.236.010. Purpose.

A. The purpose of this chapter is to regulate cannabis business land uses, as permitted by the Medicinal and Adult-Use Cannabis Regulation and Safety Act (Section 26200 of the California Business and Professions Code), in a manner designed to minimize negative impacts on the City and neighboring uses, and promote the health, safety, morals, and general welfare of residents and businesses within the City.

B. This chapter is further adopted and established pursuant to the specific authority granted to Wildomar in Section 7 of Article XI of the California Constitution and Section 26200 of the California Business and Professions Code. This chapter shall govern all cannabis businesses within the jurisdiction of Wildomar.

(Ord. 247, 1/15/2025)

§ 17.236.020. Relationship to other laws.

A. In the event of any conflict between the provisions of this chapter and the provisions of Medicinal and Adult-Use Cannabis Regulation and Safety Act or any other applicable State or local law, the more restrictive provision shall control.

B. Except as expressly stated herein, cannabis businesses must comply with all other City codes and regulations. Nothing in this chapter shall be construed as permitting a cannabis business to operate at any time in a manner that is in violation of all other applicable state and local laws.

(Ord. 247, 1/15/2025)

§ 17.236.030. Conditional use permit and development agreement required.

A. No person may operate a cannabis business of any type in the City unless the following are complied with:

1. The business is located in a zoning district where a cannabis businesses of that type are conditionally permitted, and a conditional use permit has been approved by the Planning Commission and City Council for the operation of a cannabis business of that type for the property; and

2. The business owner has entered into a development agreement with the City approved by the Planning Commission and City Council for the operation of the cannabis business that is; and

3. The business owner has valid state and local licenses to operate a cannabis business within the City.

B. Chapter 17.200 of this Code shall govern and apply to conditional use permits for cannabis businesses applied for or obtained pursuant to this chapter unless this chapter expressly

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states otherwise. All requirements contained in this chapter shall be in addition to the applicable requirements of Chapter 17.200.

C. Each cannabis business shall enter into a development agreement pursuant to Government Code Section 65864 et seq., with the City setting forth the terms and conditions under which the cannabis business will operate that are in addition to the requirements of this chapter and Chapter 5.76, including, but not limited to, public outreach and education, community service, payment of fees and other charges, and such other terms and conditions that will protect and promote the public health, safety, and welfare. The execution and recordation of the development agreement shall be a condition of approval for the conditional use permit for the cannabis business. The Planning Commission shall make a recommendation to the City Council on whether to approve a development agreement submitted to it by City staff. The City Council shall make a final decision on whether to approve a development agreement recommended to the City Council by the Planning Commission.

D. The Community Development~~Planning~~ Director is authorized to make policies and procedures consistent with the intent and spirit of this chapter concerning the applications, the application process, the information required of applicants, the application procedures and the administration and procedures to be used and followed in the application and hearing process for cannabis business conditional use permits and development agreements.

(Ord. 247, 1/15/2025)

§ 17.236.040. Conditional use permit application.

A. All applications for a conditional use permit shall be filed with the Community Development~~Planning~~ Director on the official form supplied by the City and shall be accompanied by the application fee established by resolution of the City Council, as may be amended from time to time.

B. An application for a conditional use permit shall include, but shall not be limited to, the following information:

1. Proof that the applicant has received a local license for the proposed premises, and the local license is in good standing, or a statement that the applicant is applying for a local license for the proposed premises concurrently with the conditional use permit application.

2. Confirmation that the proposed premises is not currently permitted by the state or county for the production of non-cannabis infused food products.

3. The address of the proposed cannabis business.

4. A site plan and floor plan of the cannabis business denoting all the use of areas of the cannabis business, including storage, employee areas, exterior lighting, restrooms, security cameras, areas of ingress and egress, signage, limited access areas, and restricted access areas, if included.

5. Plans and specifications for the interior of the proposed premises if the building to be occupied is in existence at the time of the application. If the building is not in existence or alteration to the building is required at the time of the application, the applicant shall file a plot plan and a detailed sketch for the interior and shall further submit an architect's drawing of the building to be constructed.

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6. The name and address of the person that owns the real property upon which the cannabis business is to be operated. In the event the applicant does not legally own the property, the application must be accompanied by a notarized acknowledgement from the person that owns the property that a cannabis business will be operated on his or her property.

7. A description of the design of the proposed premises evidencing that the design conforms to applicable City laws.

8. For a Cultivation Site or Manufacturing Site.

   a. An environmental plan indicating how cultivation and/or manufacturing will be conducted in accordance with state and local laws related to hazardous material disposal, land conversion, grading, electricity usage, water usage, and agricultural discharges.

   b. An emergency response plan which complies with Title 8 of this Code and California Fire Code Section 401 and sets out standard operating procedures to be followed by all individuals in case of a fire, chemical release, chemical spill, or other emergency.

   c. A description of the source of power (electric utility company, solar, diesel generators), the size of the electrical service or system, and the total demand to be placed on the system by all proposed uses on site.

   d. For a cultivation site, verification of all water sources used by the proposed premises and verification that the proposed premises does not utilize water that has been or is illegally diverted from any stream, creek, or river.

   e. For a manufacturing site, a report from a professional engineer that details the type of equipment that will be used to extract cannabinoids from cannabis. If flammable gas, flammable liquefied gas, flammable and combustible liquids, or compressed carbon dioxide (CO2) are used for extraction, then the report must certify that only closed-loop extraction system(s), that are UL or ETL listed or have a sign off by a professional engineer, capable of recovering the solvent are utilized.

   f. For a manufacturing site, a separate diagram of any room where extraction occurs that details the location of the extraction equipment, areas of ingress and egress, emergency eyewash station, any other fire suppression or emergency equipment required by Title 8 of this Code, City and the California Building Codes, Fire Code, Electrical Code and all other applicable laws.

9. A statement in writing by the applicant that he or she certifies under penalty of perjury that all the information contained in the application is true and correct.

10. Authorization for the Community Development~~Planning~~ Director to seek verification of the information contained within the application.

11. Any such additional and further information as is deemed necessary by the Community Development~~Planning~~ Director to administer this section or this chapter.

C. The Community Development~~Planning~~ Director and appropriate City staff shall review, verify and investigate all

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information on the application and prepare a report for the Planning Commission incorporating the findings of such investigation and verification, including, but not limited to, the suitability of the proposed location, and the applicant's compliance with the requirements of this chapter, Chapter 5.76 and Chapter 17.200.

(Ord. 247, 1/15/2025)

§ 17.236.050. Findings for approval of conditional use permit.

A. The Planning Commission shall not hold a public hearing on or approve any application for a conditional use permit to operate a cannabis business unless the applicant holds a local license in good standing in accordance with Chapter 5.76 (Commercial Cannabis Licensing) of this Code.

B. In addition to the findings set forth in Section 17.80.050 of this Code, a conditional use permit for a cannabis business shall only be granted subject to the following additional findings:

1. The cannabis business as well as all operations as conducted therein, fully comply with all conditionally permitted, and all of the applicable locational restrictions in Section 17.240.070 are satisfied.

C. The Planning Commission may deny an application for a conditional use permit if it determines that one or more of the findings required by Section 17.80.050 of this Code or subsection B of this section cannot be made.

D. Based on the information set forth in the application and City staff's report and testimony presented at the public hearing, the Planning Commission may impose reasonable terms and conditions on the proposed cannabis business in addition to those specified in and required to be included in every conditional use permit granted under this chapter.

(Ord. 247, 1/15/2025)

§ 17.236.060. Locational requirements.

A conditional use permit for a cannabis business shall not be approved unless the proposed cannabis business will be located in a zoning district in which cannabis businesses of the type proposed are conditionally permitted. In addition, a conditional use permit shall not be approved for a cannabis business unless all of the following locational requirements applicable to the type of cannabis business proposed are satisfied:

A. No cannabis business shall be located within 600 feet of a residential use or residential zone, public or private school providing instruction in kindergarten or grades 1 through 12, a day care center (excluding small and large family day cares), a park or a youth center.

B. All distances specified in this section shall be measured in a straight line, without regard to intervening structures or topography, from the nearest point of the building or structure in which the cannabis business is, or will be located, to the nearest property line of the parcel where such use is located. If the cannabis business is, or will be located, in a multi-unit building, the distances shall be measured from the nearest point of the suite in which the cannabis business is or will be located.

(Ord. 247, 1/15/2025; Ord. 252, 8/13/2025)

§ 17.236.070. Conditions of approval.

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A. All Cannabis Businesses. Every conditional use permit for a cannabis business shall be subject to the following conditions of approval.

1. The premises must be equipped with an odor absorbing ventilation and exhaust system so that odor generated inside the cannabis business that is distinctive to its operation is not detected outside the cannabis business, anywhere on adjacent property or public rights-of-way, on or about any exterior or interior common area walkways, hallways, breeze-ways, foyers, lobby areas, or any other areas available for common use by tenants or the visiting public, or within any other unit located within the same building as the cannabis business. As such, cannabis businesses must install and maintain the following equipment or any other equipment which local licensing authority determines has the same or better effectiveness:

    a. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or

    b. An air system that creates negative air pressure between the cannabis businesses' interior and exterior so that the odors generated inside the cannabis business are not detectable outside the cannabis business.

2. The applicant or its legal representative shall:

    a. Indemnify and hold the City harmless from any and all claims, damages, legal or enforcement actions, including, but not limited to, any actions or claims associated with violation of federal law associated with the operation of the cannabis business; defend, at its sole expense, any action against the City, its agents, officers, and employees related to the approval of a conditional use permit or the operation of the cannabis business; reimburse the City for any court costs and attorney fees that the City may be required to pay as a result of any legal challenge (or federal enforcement action) related to the City's approval of a conditional use.

    b. Maintain insurance in the amounts and of the types that are acceptable to the City pursuant to guidelines and policies set forth by the local licensing authority and name the City as an additionally insured on all City-required insurance policies.

3. All windows on the premises of the cannabis business shall be appropriately secured and cannabis securely stored.

4. All cannabis businesses shall comply with the City's lighting standards including, without limitation, fixture type, wattage, illumination levels, shielding, and secure the necessary approvals and permits as needed.

5. All cannabis businesses and all equipment used in the conduct of the business, must be operated in compliance with all applicable state and local laws and regulations, including all building, electrical, and fire codes, and incompliance with the businesses' state and local licenses.

6. From a public right-of-way, there should be no exterior evidence of the cannabis business except for any permitted on-site signage.

7. A development agreement for the cannabis business must be executed and recorded

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against the property.

8. Cannabis and cannabis products shall not be smoked, vaped, ingested, or otherwise consumed by any person on the premises of the cannabis business.

B. Manufacturing Sites. Every conditional use permit for a manufacturing site shall include the following conditions of approval:

1. All manufacturing of cannabis products shall occur in an enclosed locked structure.

2. Manufacturing activities shall only occur in the areas depicted on the floor plan submitted by the applicant and shall not exceed the square footage authorized pursuant to the conditional use permit.

3. If hazardous materials, flammable gas, flammable liquefied gas, flammable and combustible liquids, or other flammable material, as those terms are defined in CFC Section 202, are to be used in the processing of cannabis, then the provisions of CFC Section 407 shall be applicable where hazardous materials subject to permits under CFC Section 50 (Hazardous Materials) are located on the premises or where required by the fire department official.

4. Storage, use and handling of compressed gases in compressed gas containers, cylinders, tanks and systems shall comply with CFC Chapter 53, including those gases regulated elsewhere in the Wildomar Municipal Code. Partially full compressed gas containers, cylinders or tanks containing residual gases shall be considered as full for the purposes of the controls required. Compressed gases classified as hazardous materials shall also comply with CFC Chapter 50 for general requirements and CFC Chapter 53 addressing specific hazards, including CFC Chapter 58 (Flammable Gases), CFC Chapter 60 (Highly Toxic and Toxic Materials), CFC Chapter 63 (Oxidizers, Oxidizing Gases and Oxidizing Cryogenic Fluids) and CFC Chapter 64 (Pyrophoric Materials). Prevention, control and mitigation of dangerous conditions related to storage, use, dispensing, mixing and handling of flammable and combustible liquids shall be in accordance with CFC Chapters 50 and 57.

5. Manufacturing sites are a Group F-1 (Factory Industrial Moderate-Hazard) Occupancy under the Fire Code. All new construction is required to be fire sprinkled per the Fire Code. For manufacturing sites that will be sited in an existing structure, an automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

a. A Group F-1 fire area exceeds 12,000 square feet.

b. A Group F-1 fire area is located more than three stories above grade plane.

c. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.

C. Cultivation Sites. Every conditional use permit for a cultivation site shall include the following conditions of approval:

1. All cultivation of cannabis shall occur in an enclosed locked structure. Outdoor cultivation is prohibited.

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2. Cultivation activities shall only occur in the areas shown on the floor plan submitted by the applicant and shall not exceed the square footage authorized pursuant to the conditional use permit.

3. Areas where cannabis is cultivated are wet locations, and the electrical system in such areas must comply with Article 300.6(D) of the National Electric Code, City and the California Building Codes, Fire Code, Electrical Code and all other applicable laws.

4. Cultivation Sites are a Group F-1 (Factory Industrial Moderate-Hazard) Occupancy under the Fire Code. All new construction is required to be fire sprinkled per the Fire Code. For cultivation sites that will be sited in an existing structure, an automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

   a. A Group F-1 fire area exceeds 12,000 square feet.

   b. A Group F-1 fire area is located more than three stories above grade plane.

   c. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.

D. Cannabis Distribution Sites. Every conditional use permit for a cannabis distribution site shall include the following conditions of approval:

1. Cannabis distribution sites shall store all cannabis and cannabis products in a locked safe room, safe, or vault and in a manner to prevent diversion, theft, and loss.

2. The storage of cannabis and cannabis products shall only occur in the areas shown on the floor plan submitted by the applicant and shall not exceed the square footage authorized pursuant to the conditional use permit.

(Ord. 247, 1/15/2025; Ord. 252, 8/13/2025)

§ 17.236.080. Limitations on City's liability.

To the fullest extent permitted by law, the City shall not assume any liability whatsoever, with respect to approving any conditional use permit pursuant to this chapter or the operation of any cannabis business approved for such permit pursuant to this chapter.
(Ord. 247, 1/15/2025)

§ 17.236.090. Inspections.

A. Recordings made by security cameras at any cannabis business shall be made immediately available to the Community Development~~Planning~~ Director upon verbal request for the purposes of determining compliance with this chapter and the cannabis business's conditional use permit.

B. The Community Development~~Planning~~ Director shall have the right to enter all cannabis businesses from time to time unannounced for the purpose of making reasonable inspections to observe and enforce compliance with this chapter and the cannabis business' conditional use permit. Such inspections shall be limited to observing the premises for purposes of determining whether the cannabis business is being operated or maintained in compliance with this Code, state law, and other applicable laws and regulations.

C. Applicants and permittees must cooperate with employees and investigators of the City

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who are conducting inspections or investigations relevant to the enforcement of this chapter. No applicant or permittee shall by any means interfere with, obstruct or impede any City official from exercising their duties under the provisions of this chapter and all rules promulgated pursuant to it.

(Ord. 247, 1/15/2025)

§ 17.236.100. Enforcement.

The operation of a cannabis business in violation of any conditions of approval or the provisions of this chapter or Chapter 17.80 (Conditional Use Permits) is a violation of this Code, and a public nuisance. The City may seek to remedy such violations by any means provided for in law or equity, including, but not limited to, the enforcement mechanisms and remedies provided for in Chapter 1.16 (Code Violations) of this Code, or take action to revoke the conditional use permit pursuant to Section 17.125.150 of this Code.

(Ord. 247, 1/15/2025)

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CHAPTER 17.245
WIRELESS COMMUNICATION FACILITIES

§ 17.245.010. Purpose.

The purpose of this chapter is to establish uniform and comprehensive regulations and procedures for wireless communication facilities. It is the City's intent in establishing these regulations to allow for the development of wireless communication facilities where needed in accordance with the Federal Telecommunications Act of 1996, 42 U.S.C., Sections 151 et seq., for the orderly development and siting of wireless communication facilities in the City; Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012; applicable state laws; and administrative and court decisions and determinations relating to the same. The goals of this chapter are to:

A. Enhance the ability of telecommunication service providers to effectively and efficiently provide new wireless communication services in the City;

B. Encourage the design and placement of wireless communication facilities in a way that minimizes their impact to the visual character, health, economic vitality and biological resources of the City;

C. Encourage and maximize the use of existing and approved wireless communication facilities, buildings and other structures while taking into account the use of concealment technology in order to reduce the number of facilities needed to serve businesses and residents in the City;

D. Ensure continuous maintenance of new and existing wireless communication facilities; and

E. Ensure the timely removal of any unused or outdated wireless communication facilities.

(Ord. 247, 1/15/2025)

§ 17.245.020. Exclusions.

This chapter shall not apply to any of the following:

A. Any tower or antenna that is less than 105 feet in total height and that is owned and operated by a federally licensed amateur radio station operator.

B. Any tower or antenna used for emergency services radio, commercial radio or television purposes.

C. Government owned and operated telecommunications facilities.

D. Emergency medical care provider-owned and operated telecommunications facilities.

E. Mobile services providing public information coverage of news events of a temporary nature.

F. Any wireless telecommunications facilities exempted from this Code by federal law or state law.

(Ord. 247, 1/15/2025)

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§ 17.245.030. Concealed wireless communication facilities.

Concealed wireless communication facilities shall be subject to the following standards:

A. Appropriate Location. A concealed wireless communication facility may be located in any zone classification.

B. Permit Application. A minor development permit application shall be submitted to the Community Development Director in accordance with Chapter 17.90 of this Title accompanied by the required application fee. All the procedural provisions of Chapter 17.90 shall apply to the application for a concealed wireless communication facility, except as provided herein.

C. Requirements for Approval. No minor development permit application for a concealed wireless communication facility shall be approved unless it complies with the following:

1. The facility is designed so that it is not visible at all or, if visible, it is not recognizable as a wireless communication facility.

2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.

3. The application has met the processing requirements set forth in this chapter.

4. The application has met the location and development standards set forth in this chapter.

5. The application has met the requirements for approval set forth in Chapter 17.90 of this Title.

(Ord. 247, 1/15/2025)

§ 17.245.040. Disguised wireless communication facilities.

Disguised wireless communication facilities shall be subject to the following standards:

A. Appropriate Location. A disguised wireless communication facility may be located in nonresidential zone classifications and residential zone classifications.

B. Permit Application. A minor development permit application shall be submitted to the Community Development Director in accordance with Chapter 17.90 of this Title accompanied by the required application fee. All the procedural provisions of Chapter 17.90 shall apply to the application, except as provided herein.

C. Requirements for Approval. No minor development permit application for a disguised wireless communication facility shall be approved unless it complies with the following:

1. The facility is designed and sited so that it is minimally visually intrusive.

2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.

3. The application has met the processing requirements set forth in this chapter.

4. The application has met the location and development standards set forth in this chapter.

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5. The application has met the requirements for approval set forth in Chapter 17.90 of this Title.

(Ord. 247, 1/15/2025)

§ 17.245.050. Co-locations and modifications to existing wireless communication facilities.

A. Co-location and modifications to an existing wireless communication facility shall be subject to the following standards:

1. Appropriate Location. A co-located wireless communication facility may be located in any zone classification.

2. Permit Application. An application for substantial conformance shall be submitted to the Community Development Director in accordance with Section 17.125.130 of this Title accompanied by the required application fee if the co-location or modification does not constitute a substantial change to the wireless communication facility. If the co-location or modification request constitutes a substantial change, an application for a revised permit shall be made to the Community Development Director in accordance with Section 17.125.130 of this Title.

3. Requirements for Approval. A substantial conformance shall be issued for a co-location or modification that is not a substantial change to the existing wireless communication facility if all the application requirements for a substantial conformance have been satisfied. No revised permit application for a co-location or modification of an existing wireless communication facility shall be approved unless it complies with the following:

a. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.

b. The application has met the processing requirements set forth in this chapter.

c. The application has met the location and development standards set forth in this chapter.

d. The application has met the requirements for approval set forth in Section 17.125.130 of this Title.

4. A modification to an existing wireless telecommunication facility includes:

a. Supporting other wireless communication facilities.

B. Other wireless communication facilities shall be subject to the following standards:

1. Appropriate Location. Other wireless communication facilities may be located in the following zone classifications: M-I

2. Permit Application. A conditional use permit application shall be submitted to the Community Development Director in accordance with Chapter 17.80 of this Title accompanied by the required application fee. A public hearing on the application shall be required, and all procedural provisions of Chapter 17.80 of this Title shall apply to the application.

3. Requirements for Approval. No conditional use permit for another wireless

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communication facility shall be approved unless it complies with the following:

a. The facility is not located within a sensitive viewshed.

b. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.

c. The application has met the processing requirements set forth in this chapter.

d. The application has met the location and development standards set forth in this chapter.

e. The application has met the findings for approval as set forth in Chapter 17.80 of this Title.

(Ord. 247, 1/15/2025)

§ 17.245.060. Effect of location on public property.

Whether located on public or private property, wireless communication facilities cannot be constructed unless a permit has first been obtained in accordance with this chapter.
(Ord. 247, 1/15/2025)

§ 17.245.070. Effect on encroachment permit issuance.

An encroachment permit does not, under any circumstances, authorize the construction of wireless communication facilities.
(Ord. 247, 1/15/2025)

§ 17.245.080. Processing requirements—New, co-location and modifications.

A. In addition to the application requirements of the appropriate permit, all of the following shall be submitted with an application for a new wireless communication facility (Refer to Table 17.245.110-1 for summary of location, permit and development standards):

1. Evidence that the applicant has all current licenses and registrations from the FCC, the CPUC, and any other applicable regulatory bodies necessary to provide wireless communication services utilizing the proposed wireless communication facility.

2. A site plan drawn to scale by a California licensed land surveyor or civil engineer showing property lines; the location of the proposed facility; the distance of the proposed facility from property lines; adjacent roadways and rights-of-way; contours; the height of the proposed facility and the facility type; guy wires and anchors; facility dimensions; setbacks; existing structures on the underlying property; elevation drawings depicting the typical design of the proposed facility; parking; access easements; and fencing.

3. A conceptual landscape plan indicating all existing vegetation, identifying landscaping that is to be retained on the site and identifying any additional vegetation that is needed to satisfactorily control erosion and screen the facility from adjacent land uses and public vistas. All existing trees larger than four inches in diameter at a height of four and one-half feet shall be identified in the landscape plan by species type and the plan shall indicate whether the trees are to be retained or removed. Landscape plans are not required for concealed wireless communications facilities.

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4. Propagation diagrams showing the existing network coverage within one mile of the site and the proposed coverage based upon the proposed facility at the proposed height.

5. Photo simulations showing the proposed facility from all public roads and all residential developments within a one-half mile radius of the site.

6. A letter stating whether or not Federal Aviation Administration (FAA) clearance is required. If FAA clearance is required, a letter stating the type of lighting necessary and the tower color.

7. A fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement shall include a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement shall also include a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the City may remove the facility at the property owner's expense and lien the property for the cost of such removal. Proprietary information in the lease may be redacted.

8. A list of all towers owned by the applicant located within the City. The list shall include the following information:

    a. Zoning permit numbers.

    b. Assessor's parcel number(s).

    c. GPS coordinates.

    d. Street addresses.

    e. Thomas Brothers map page and coordinates (identify edition used).

    f. Type of facility (concealed, disguised, co-located, other).

    g. Number of antennas on each facility.

9. If required by the City Engineer, a geotechnical report that shall include the following:

10. Soils and geologic characteristics of the site based upon site-specific sampling and testing;

    a. Foundation design criteria for the proposed facility;

    b. A slope stability analysis;

    c. Grading criteria for ground preparation, cuts and fills and soil compaction;

    d. A geologic hazards evaluation to include regional seismicity, potential for strong ground shaking, all appropriate primary and secondary seismic hazards, and recommended mitigation measures;

    e. A detailed fault hazard valuation prepared by a California registered geologist

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or certified engineering geologist for any wireless communication facility located within an Alquist-Priolo Special Studies Zone, County Fault Zone, or within 150 feet of any other active or potentially active fault; and

f. A detailed liquefaction hazard evaluation prepared by a California registered geologist or certified engineering geologist for wireless communication towers located within a county liquefaction zone.

11. If required by the Community Development Director, a biological assessment that shall include the following:

    a. A proposed facility description including location, height of tower as measured from the ground, description of associated equipment, width and length of access roads and driveways, and length and right-of-way width of power and communication lines;

    b. Existing biological resources on-site including quantification of vegetation and habitat types, color photo documentation of on-site and surrounding vegetation, a description of water resources, potential habitat for federal and state-listed species, and sensitive species habitats;

    c. The results of any focused surveys for federally listed species (if required); and

    d. Impacts to biological resources including quantification of the habitat to be removed as a result of the proposed facility.

12. A variance application pursuant to Chapter 17.70 of this Title, a variance application shall be required accompanied by the required application fee, if the wireless communication facility exceeds the maximum height allowed or the applicant desires not to comply with any other development standard herein.

13. The applicable wireless communication facility application fee established by City Council resolution as set forth in Chapter 3.44.

14. A map that indicates existing, identifiable wireless communication facilities within a one-mile radius of the proposed location of the new wireless communication facility, and an explanation of why collocation on these existing facilities, if any, is not feasible. This explanation must include such technical information and other factual justifications as are necessary to document the reasons why collocation is not a viable option. The applicant must provide a list of all existing structures considered as alternatives to the proposed location, together with a general description of the site design considered at each location. The applicant must also provide a written explanation for why the alternatives considered were unacceptable or infeasible, unavailable, or not as aesthetically desirable as the proposed location. This explanation must include such technical information and other factual justification as are necessary to document the reasons why each alternative is unacceptable, infeasible, unavailable, or not as aesthetically desirable as the proposed location. If an existing wireless communication facility is listed among the alternatives, the applicant must specifically address why the modification of such wireless communication facility is not a viable option. The written explanation must also state the radio frequency coverage and capacity needs and objectives of the applicant and must include maps of existing coverage and predicted new coverage with the

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proposed facility.

15. A statement that the proposed wireless communication facility is available for collocations, or an explanation of why future collocation is not technically feasible or potentially available.

16. A radio frequency (RF) report prepared and certified by an RF engineer acceptable to the City that certifies that the proposed facility, as well as any collocated facilities, will comply with applicable federal RF exposure standards and exposure limits. The RF report must include the frequency and power levels (in watts ERP) for all existing and proposed transmitters at the site and exhibits that show the location and orientation of all transmitters and the boundaries of areas with exposures in excess of the uncontrolled/general population limit and the controlled/occupational limit.

17. A noise study prepared and certified by an engineer for the proposed facility and all associated equipment including all environmental control units, sump pumps, temporary backup power generators, and permanent backup power generators demonstrating compliance with the City's noise regulations. The noise study must also include an analysis of the manufacturers' specifications for all noise-emitting equipment and a depiction of the proposed equipment relative to all adjacent property lines.

B. Any applicant seeking to modify an existing wireless communication facility or to co-locate on an existing wireless communication facility need only submit items 1, 2, 3, 5, 7, 12, 11, 15, and 16 from subsection A above, as applicable.

C. The proposed facility height shall be stated in all hearing notices.

D. A cash or other sufficient deposit for any third-party peer review determined by the Community Development Director to be necessary to ensure compliance with the technical requirements of this chapter.

(Ord. 247, 1/15/2025)

§ 17.245.090. Development standards.

All wireless communication facilities shall comply with the following development standards (Refer to Table 17.245.110-1 for a summary of location, permit and development standards).

A. Area Disturbance. Disturbance to the natural landscape shall be minimized. Disturbed areas shall be remediated immediately after construction. Remediation techniques may vary depending on the site.

B. Fencing and Walls. All wireless communication facilities shall be enclosed with a decorative block wall, wrought iron fence, or other screening option at a maximum height of six feet as deemed appropriate by the Community Development Director.

C. Height Limitations. The height of any wireless communication facility may not exceed the following standards:

1. Concealed wireless communication facilities may not exceed the maximum building height in the applicable zone.

2. Disguised wireless communication facilities may not exceed 50 feet in residential

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zone classifications and may not exceed 70 feet in nonresidential zone classifications.

3. Co-located facilities that are not substantial changes to the existing wireless communication facility are not subject to any height limitation.

4. Co-located facilities that are substantial changes to the existing wireless communication facility may not exceed the maximum building height applicable to the type of tower on which the co-located facilities will be installed.

5. Other wireless communication facilities may not exceed the maximum building height in the applicable zone.

D. Impacts. All wireless communication facilities shall be sited so as to minimize adverse impacts to the surrounding community and biological resources.

1. Landscaping. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. Wireless communication facilities construed to look like trees shall have other similar tree species planted adjacent to and/or around the facility to enhance the concealing effect. If landscaping is deemed necessary in native habitats, only native plant species shall be used in order to avoid introduction of exotic invasive species. All landscaping shall be irrigated unless a water source is unavailable within the parcel on which the facility is located. If a water source is not available, indigenous plants shall be used and manually watered until established.

2. Lighting. Outside lighting is prohibited unless required by federal or state law. Any security lighting shall meet the requirements of Chapter 8.64 of the Wildomar Municipal Code. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant.

E. Noise. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 dBA inside the nearest dwelling and 60 dBA at the property line.

F. Parking. Temporary parking for service vehicles may be permitted on site. No off-site parking shall be allowed for any service vehicle. Paving for the parking shall be required, where appropriate, and may not be removed without proper mitigation. No vehicles may remain parked overnight, with the exception of technicians working at the site during the night. If a new wireless communication facility is placed on existing parking spaces required by the use currently on site, the parking spaces shall be replaced so that the current use has the necessary parking required by this Title. If such replacement of spaces is not feasible, a variance may be requested.

G. Paved Access. All wireless communication facilities located within residential developments containing lots 18,000 square feet or smaller shall be accessed via a paved road. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface.

H. Power and Communication Lines. No above-ground power or communication lines shall be extended to the site, unless an applicant demonstrate that undergrounding such lines

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would result in substantial environmental impacts or a letter is received from the power company indicating it is unable to underground the wires. All underground utilities shall be installed in a manner to minimize disturbance of existing vegetation and wildlife habitats during construction. Removal of underground equipment upon the abandonment of a facility is not recommended unless leaving the equipment underground would pose a threat to health, safety or sensitive resources.

I. Roof-Mounted Facilities. Wireless communication facilities mounted on a roof shall be less than 10 feet above the roofline.

J. Sensitive Viewshed. Wireless communication facilities proposed on ridgelines and other sensitive view-sheds shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction.

K. Setbacks. Wireless communication facilities shall meet the following setback requirements:

1. Concealed wireless communication facilities shall meet the setback requirements of the zone classification in which they are located.

2. Disguised wireless communication facilities in and adjacent to nonresidential zone classifications shall be set back from habitable dwellings a distance equal to 125% of the facility height. Disguised wireless communication facilities in or adjacent to residential zone classifications shall be set back from habitable dwellings a distance equal to 200% of the facility height or shall be set back from residential property lines a distance equal to 100% of the facility height, whichever is greater.

3. Co-located wireless communication facilities that are a substantial change to the existing wireless communication facility shall meet the setback requirements applicable to the type of tower on which the co-located facilities will be installed.

4. Co-located facilities that are not a substantial change to the existing wireless communication facility are not subject to any setback requirements.

5. Other wireless communication facilities shall be set back from habitable dwellings a distance equal to 1,000 feet.

L. Support Facilities. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the City's Design Standards and Guidelines where appropriate. Where there are no structures in the immediate vicinity, equipment closures shall blend with existing naturally occurring elements of the viewing background shall be screened from view by landscaping, fencing/ walls or other methods. Equipment enclosures shall not exceed 13 feet in height.

M. Treatment. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture. All finishes shall be dark in color with a matte finish and have a reflective rating of 38%.

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Table 17.245-110-1 - Location, Permit Application and Development Standards Summary			
Type of Facility	M-1	C-G	R-R, R-A, R-1, R-2, R-T
Concealed	Minor development permit	Minor development permit	Minor development permit
	Height limitation of zone.		
	Setback requirements of zone.		
Disguised	Minor development permit	Minor development permit	Minor development permit
	Maximum height of 70'.		Maximum height of 50'.
	Setback from habitable dwelling 125% of facility height (if adjacent to residential zone apply residential setback).		Setback from a habitable dwelling (200% of facility height or setback from a property line 100% of facility height, whichever is greater).
Co-located, Substantial Change	Revised permit	Revised permit	Revised permit
	Height limitation applicable to tower type.		
	Setback requirements of tower type.		
Co-located, Not Substantial Change	Substantial conformance	Substantial conformance	Substantial conformance
	No height limit.		
	No setback		
Other	Conditional Use Permit	Not allowed	
	Height limitation of zone.		
	Setback from a habitable dwelling - 1,000 feet.		

(Ord. 247, 1/15/2025)

§ 17.245.100. Abandoned sites.

A. Any wireless communication facility that is not continuously operated for a period of 60 days shall be conclusively deemed abandoned.

B. The telecommunications service provider shall have 60 days after a notice of abandonment is mailed by the City to either make the facility operable, replace the facility with an operable facility, or remove the facility.

C. Within 90 days of the date the notice of abandonment is mailed, the City may remove the wireless communication facility at the underlying property owner's expense and shall place a lien on the property for the cost of such removal.

D. The owner of the property shall, within 120 days of the City's removal, return the site to its approximate natural condition. If the owner fails to do so, the City can restore and revegetate the site at the property owner's expense.

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E. If there are two or more users of a single facility, the facility shall not be deemed abandoned until all users abandon it.

(Ord. 247, 1/15/2025)

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CHAPTER 17.250
RECYCLING FACILITIES

§ 17.250.010. Purpose.

These standards are designed to provide appropriate development of recycling facilities pursuant to the 1986 California Beverage Container Recycling and Litter Reduction Act (Public Resources Code Section 14500 et seq.).
(Ord. 247, 1/15/2025)

§ 17.250.020. Development standards.

A. Reverse Vending Machines.

1. Location. Reverse vending machines shall be established in conjunction with supermarkets or other commercial or industrial uses which are subject to development review ~~(minor or major)~~ or ~~conditional~~ use permits, and shall be located within 30 feet of the entrance to the commercial or industrial structure, without obstructing pedestrian or vehicular traffic, or occupying parking spaces required by the primary use.

2. Parking. No additional parking spaces for access or use shall be required.

3. Size. Reverse vending machines shall occupy no more than 50 square feet of floor area per machine, and shall be no more than eight feet in height.

4. Design. Reverse vending machines shall be constructed and maintained with durable waterproof and rustproof material, and shall be clearly marked to identify material to be deposited, operating instructions, and the identity and the telephone number of the operator or responsible person to contact in the event of machine malfunction or if the machine is inoperative.

5. Signs. Signs shall have a maximum surface area of four square feet.

6. Maintenance. Units shall be maintained in a clean litter-free condition, and shall be sufficiently illuminated to ensure safe operations at all times.

7. Operating Hours. Such facilities shall have operating hours at least the same as the primary use.

B. Mobile Recycling Units.

1. Mobile recycling units shall be established in conjunction with supermarkets or other commercial or industrial uses which are subject to approved development review or conditional use permits.

2. Mobile recycling units shall be no larger than 500 square feet and occupy no more than five parking spaces not including space needed for material removal or transfer.

3. Such facilities shall accept only glass, metals, plastics, papers and such other nonhazardous materials suitable for recycling.

4. Parking. No additional parking spaces for customer use at facilities located in established parking lots of a primary use, shall be required. Mobile recycling units

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shall have an area which is clearly marked to prohibit other vehicular parking during times when the mobile unit is scheduled to be present.

5. Setbacks.

   a. Units shall be set back at least 10 feet from any street line and shall not obstruct pedestrian or vehicular traffic.

   b. The storage, operation and concealment of materials shall conform to the setback and development standards of the zone in which the project is located.

   c. Containers for 24-hour material donation shall be at least 30 feet from any residentially zoned property unless superseded by an acoustic barrier approved by the Community Development Director.

6. Storage.

   a. Storage containers shall be securable and constructed of waterproof and rustproof materials.

   b. Storage of recyclable materials outside of containers or mobile unit when an attendant is not present is prohibited.

   c. Containers shall be clearly marked to indicate the type of material acceptable for collection. The facility shall identify the operator and hours of operation.

7. Maintenance facilities shall be maintained in a safe and litter-free condition.

8. Hours of Operation. Attended facilities located within 100 feet of any residentially zoned property shall operate only between the hours of 9:00 a.m. and 7:00 p.m.

9. Signs.

   a. All on-site signs shall comply with the provisions of Chapter 17.180 (Signs).

   b. Directional signs may be installed, as approved, if necessary to facilitate traffic circulation.

   c. A sign shall be affixed to the facility prohibiting the deposit of hazardous or toxic materials after hours or at any time an attendant is not present.

10. Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.

11. Landscaping. Facilities shall be located so as not to affect the landscaping required for any concurrent land use.

12. Additional Development Requirements. Additional development standards may be required as conditions of approval.

C. Recycling Collection Facilities. Containers provided for after-hours donation shall be set back at least 50 feet from any property zoned or occupied for residential use, and shall be constructed of sturdy and durable containers that have the capacity to accommodate donated materials.

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1. Storage of Materials.

   a. All exterior storage of materials shall be in sturdy weather and rustproof containers which are covered, baled or palletized; and which are secured and maintained in good condition.

   b. Storage for flammable materials shall be in nonflammable containers.

   c. Storage for the recycling of oil shall be in containers approved by the Health Department.

2. Parking. Parking shall be provided for six vehicles or the anticipated peak customer demand load, whichever is greater. One additional parking space for each commercial vehicle operated by the facility shall be provided.

3. Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.

4. Hours of Operation. If the facility is located within 500 feet of property zoned or designated for residential use subsequent to the General Plan, it shall not operate between the hours of 7:00 p.m. and 7:00 a.m.

5. Signs. All on-site signs shall be in conformance with the standards set forth in Chapter 17.180 (Signs), and shall clearly identify the responsible operating parties and their telephone numbers.

6. Power-Driven Machinery. The use of power-driven machinery shall be limited to state-approved reverse vending machines. In addition:

   a. Machinery which is necessary for the temporary storage, efficient transfer, or securing of recyclable materials may be permitted with the approval of a minor development permit.

   b. In the M-I zones power-driven machinery which is used to briquette, shred, transform and otherwise process recyclable materials may be approved with a conditional use permit.

7. Additional Development Requirements. Additional development standards may be required as conditions of approval.

D. Recycling Processing Facilities.

1. The processing facility shall operate totally within an enclosed building with no outside storage, and shall be located at least 150 feet from property zoned or designated for residential use pursuant to the General Plan. Outside storage shall not be permitted.

2. Setbacks, landscaping and structural requirements shall comply with the development standards of the underlying zone.

3. Storage of Materials.

   a. All outside storage of materials shall be in sturdy weather and rustproof

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containers which are covered, baled, or palletized; and which are secured and maintained in good condition.

b. Storage for flammable materials shall be in nonflammable containers.

c. Storage for the recycling of oil shall be in containers approved by the Health Department.

d. Storage of recyclable materials outside of containers or mobile/recycling unit when attendant is not present is prohibited.

e. Containers shall be clearly marked to indicate the type of material accepted for collection.

4. Parking. Parking shall be provided on site for the peak load circulation and parking of customers. If the facility is to service the public, parking spaces shall be provided for a minimum of 10 customers, or the peak customer demand load whichever is greater.

5. Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.

6. Hours of Operation. The facility shall identify the operator and the hours of operation. If the facility is located within 500 feet of property zoned or planned for residential use pursuant to the General Plan, it shall not operate between the hours of 7:00 p.m. and 7:00 a.m.

7. Signs. All on-site signs shall be in conformance with the standards set forth in Chapter 17.180 (Signs), and shall clearly identify the responsible operating parties and their telephone numbers.

8. The site shall be maintained in a safe and litter-free condition on a daily basis.

9. Additional Development Requirements. Additional development standards may be required as conditions of approval.

(Ord. 247, 1/15/2025)

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CHAPTER 17.255
MINI-WAREHOUSES/SELF-STORAGE FACILITIES

§ 17.255.010. Purpose.

The City Council has enacted the following provisions to provide minimum development standards for mini-warehouses in the City. These standards are designed to provide for the appropriate development of mini-warehouses and to protect the health, safety and welfare of City residents using such facilities or who live or conduct business adjacent to such facilities.
(Ord. 247, 1/15/2025)

§ 17.255.020. Permitted uses.

Mini-warehouse/self-storage facilities shall only be permitted in the M-I industrial zone and subject to the approval of a conditional use permit. The facility use shall be designed and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation.
(Ord. 247, 1/15/2025)

§ 17.255.030. Development/Performance standards.

A. The size of individual storage spaces within a mini-warehouse facility shall have a maximum gross floor area of 500 square feet.

B. Lot Coverage. The maximum lot coverage shall be 65%.

C. Location. No mini-warehouse buildings shall be located in the front 25% of the lot (as measured from the front property line). The front 25% of the lot shall be reserved for business offices, caretakers' quarters and similar commercial type uses.

D. Screening. The area designated for mini-warehouse buildings (rear 75%) shall be separated from the front portion of the site by a six-foot high decorative masonry wall combined with an earthen berm or landscaping to provide an eight foot high screen wall.

E. RV and Boat Storage. All mini-warehouse projects shall designate an area equal to 10% of the rear portion of the site for the storage of RVs and boats. This storage area shall be screened from public streets with a decorative masonry wall (or green wall) six feet in height.

F. Perimeter Walls. Perimeter walls (e.g., side and rear property lines) shall be decorative block six to eight feet in height. The rear and sides of mini-warehouse buildings may be used in place of portions of the required perimeter wall where no individual storage units are accessible from the building sides. The exterior side of all perimeter decorative masonry walls and storage building sides (if used in place of portions of the walls), shall be coated with a protective coating that will facilitate the removal of graffiti. Building exteriors shall not be corrugated metal or similar surface but shall be of finished quality.

G. Surface Covering. All surfaces shall be color coated in coordinating colors as approved by the hearing body.

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H. Roofing. Roofing materials shall be compatible with area development. To the extent feasible, roofs shall be designed to accommodate solar panels if proposed with a mini-warehouse development.

I. Lighting. Mini-warehouse facilities shall comply with the following lighting standards:

1. All lighting shall be indirect, hooded and positioned so as not to reflect onto adjoining property or public streets.

a. All mini-warehouse complexes shall comply with the City's light pollution ordinance provisions (Chapter 8.64)

b. Lighting fixtures may be installed in each individual storage space, provided that the fixtures shall not include or be adaptable to provide electrical service outlets.

J. Gates. All gates shall be decorative wrought iron, or other metal type. All gates shall be painted a color which blends in with the rest of the mini-warehouse development. All gates shall be subject to review and approval by the Fire Department to assure adequate emergency access.

K. Parking. Parking shall be provided in accordance with the requirements set forth in Chapter 17.155.

L. Landscaping. All street setbacks and setbacks between the mini-warehouse use and residentially zoned property shall be landscaped. This landscaping shall include shrubs, trees, vines or a combination thereof which act to soften the visual effect of the walls. This landscaping shall be in addition to and coordinated with the landscaping required for parking areas under Chapter 17.155.

M. Setbacks.

1. Front/Street Setback. The front/street setback shall be a minimum of 25 feet from ultimate street right-of-way line. The mini-warehouse structures must be located on the rear 75% of the site and maintain a minimum setback of 100 feet.

a. Side/Rear Setbacks. Where the side or rear setback areas adjoins a lot with a commercial or industrial zoning designation, there is no minimum setback. If the use is adjacent to a residential zoning designation, a minimum side/rear setback of 35 feet shall be required. Walls shall be located so as to provide a buffer between the residential zone and the mini-warehouse zone.

b. All open areas, including interior setbacks, may be used for driveways, parking, outdoor storage or landscaping.

N. Caretaker's Residence. One caretaker's residence (located within the front 25% of the lot) is permitted with the mini-warehouse facility. Where a caretaker's residence is proposed, a minimum of two parking spaces shall be provided for the caretaker's residence in addition to those required for the mini-warehouse land use outlined in Chapter 17.155.

O. Prohibited Materials. The following materials shall not be stored in mini-warehouses:

1. Flammable or explosive matter or material;

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a. Matter or material which creates obnoxious dust, odor or fumes;

b. Truck or vehicular rental;

c. Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et seq.).

P. Prohibited Facilities.

1. No water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage spaces.

a. Prefabricated shipping containers shall not be used as mini-warehouse facilities.

b. No individual storage space shall be used for a residence or any business activity.

2. No mini-warehouse facility with or without outdoor storage is allowed on properties within 1,000 feet from any major or commercial corridors or freeway off-ramps as shown in Figure 2-3 and described in Table 2-2, specifically Focus Areas 3 through 8, of the Wildomar General Plan, Land Use Element (Chapter 2).

(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

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CHAPTER 17.256
RURAL EVENT VENUE

Prior History: Former Ch. 17.260 Mobilehomes, compiled of RCC Ch. 17.260; Ord. 18 § 2, 2008; repealed by Ord. 247, 1/15/2025.

§ 17.256.010. Purpose.

The purpose of this section is to provide for the orderly development within the City of Wildomar of rural event venues and bed and breakfast lodging, as these terms are defined in Article VI (Definitions). Additionally, this chapter is intended to protect the rural character and ensure the rural event venue will not result in a change to the residential character of the surrounding community.
(Ord. 247, 1/15/2025)

§ 17.256.020. Rural event venue application.

No person shall rent, offer to rent, or advertise for rent a rural event venue without a valid conditional use permit by the City pursuant to Chapter 17.80 and in the manner provided for by this chapter.
(Ord. 247, 1/15/2025)

§ 17.256.030. Development and operational standards.

A. Minimum Lot Size.

Table 17.256.020-1 Rural Event Venue Lot Size Requirements	
Event Center Type	Minimum Lot Size
Small rural event venue	5 acres
Intermediate rural event venue	10 acres
Large rural event venue	25 acres
Bed and breakfast lodging	40,000 sq. ft.

B. Setbacks. All rural event venues shall be required to have all outdoor activities associated with the agricultural event venue (with the exception of parking) a minimum of 200 feet from the exterior property lines or as specified by the conditional use permit. An application must delineate where all outdoor activities will occur.

C. Parking. Adequate on-site parking facilities, pedestrian and vehicular circulation, and vehicular ingress and egress, shall be provided in compliance with Chapter 17.155 (Parking and Loading). Additional standards include:

1. All on-site parking areas do not need to be paved; however, they must be stabilized in order to minimize any off-site dust impacts and for compliance with water quality control purposes;

2. Adequate parking must be provided based on maximum occupancy of the site.

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Occupancy will be determined based on the seating capacity of the venue.

3. If buses or limousines are proposed for off-site transport, adequate drop off and pick up locations must be provided on site.

4. Any parcel where a facility is proposed shall have access to a paved and maintained public street.

D. Signs. One externally illuminated monument sign shall be permitted and shall be located at access points to the parcel, subject to the following criteria:

1. Signs are allowed only for frontages adjoining a public street;

2. Monument signs shall not be located closer than five feet from a property line;

3. The maximum sign area shall be 20 square feet per side and not exceed four feet in height;

4. Monument signs shall contain an address plate identifying the project or use by specific street address. The address plate shall not exceed four square feet in area. Numbers shall be a minimum of six inches in height. Address plates shall not be calculated against the allowed sign area;

5. Illumination shall be down lit and shall not be allowed to spill over into, or provide glare, to adjacent properties or rights-of-way;

6. On-site directional signage shall be no larger than 12 square feet in area and its design shall be complimentary to the monument sign.

E. Ancillary Structures.

1. If an ancillary structure is provided as part of the project approval, ancillary structures shall be permanent construction, shall be fully enclosed, or enclosable on four sides, and shall have a roof. Ancillary structures shall be complimentary in terms of size, scale, and materials used on the primary structure on the site;

2. Ancillary structures shall be consistent with all development standards of the R-R zone, as shown in Table 17.30.030-1.

F. Venue Size.

1. Small rural event venues shall be allowed a maximum event size of 150 guests or as specified by the conditional use permit.

2. Intermediate rural event venues shall be allowed a maximum event size of 250 guests or as specified by the conditional use permit.

3. Large rural event venues shall be allowed a maximum event size of 500 guests or as specified by the conditional use permit.

4. Bed and breakfast lodging - maximum capacity shall be no more than the equivalent of three guests per bedroom, excluding bedrooms utilized by the property owner and other permanent residents.

G. Number of Events.

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1. Small rural event venues shall be limited to 104 events per year.

2. Intermediate and large rural event venues shall be limited to 260 events per year.

H. Hours of Operation.

1. Rural event venues shall be allowed to operate from 10:00 a.m. to 10:00 p.m. on Friday and Saturday and from 10:00 a.m. to 8:00 p.m. Sunday through Thursday or as specified by the conditional use permit.

I. Noise. Noise levels generated from events shall be subject to the following criteria:

1. All noise generated by the event use shall conform to Chapter 9.48 (Noise Regulation), and shall be subject to the provisions contained therein;

2. Noise levels for events shall not exceed the City's noise standards, either during set up or as part of the event;

3. The applicant shall monitor and ensure that the noise levels shall not exceed City of Wildomar noise standards;

4. Any noise generating activities shall be terminated at 10:00 p.m.

J. Sanitary Facilities.

1. The ~~c~~Community ~~d~~Development ~~d~~Director shall determine the appropriate quantity and location for any for sanitary facilities. All facilities shall be located on site, and shall comply with accessibility requirements and the requirements of the Riverside County Health Department.

2. Any potable sanitary facilities shall not be located any closer than 50 feet from an adjacent property with a residential use. Sanitary waste shall be removed from the site within 48 hours of any event, or determined through the minor conditional use permit.

K. Solid Waste Collection and Disposal. On-site waste collection shall be located onsite as to not create any off-site noise, odors or nuisances. Solid waste shall be removed from the site within 48 hours of any event.

L. Security. Provision for security and safety measures shall be provided, if applicable. Recent contact information shall be maintained on file with the City at all times.

M. Other Conditions. The Community Development D~~d~~irector shall require any other conditions which will ensure the operation of the facility in an orderly and efficient manner and in full compliance with the purpose/intent of this section.

(Ord. 247, 1/15/2025)

§ 17.256.040. Inspections.

The owner shall permit the City to inspect the rural event venue and/or bed and breakfast and property at any time prior to issuance of a permit, or during the operation of the rural event venue and/or bed and breakfast for the purpose of making a reasonable inspection to observe and enforce compliance with all applicable laws, rules and regulations, including the provisions of this chapter and all applicable requirements of Title 17 of this Municipal Code. The owner may be required to reimburse the City for the cost of an inspection, not to exceed the actual cost of

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such inspection.
(Ord. 247, 1/15/2025)

§ 17.256.050. Public nuisance.

It shall be unlawful and a public nuisance for any person to commit, cause or maintain a violation of this chapter. The City may, in addition to, or in lieu of, prosecuting a criminal action hereunder, commence proceedings for the abatement, removal and/or enjoinment thereof in any manner provided by law.
(Ord. 247, 1/15/2025)

§ 17.256.060. Violations and penalties, enforcement.

A. It shall be unlawful for any person to fail to comply with any of the requirements of this chapter, or operate a rural event venue and/or bed and breakfast within the jurisdiction of the City contrary to or in violation of any of the provisions of this chapter, any applicable provisions of Title 17 of this Municipal Code, or any other applicable laws, rules and regulations.

B. Violations of this chapter may be enforced by any method allowed in this Municipal Code, or any other applicable enforcement mechanism available to the City.

(Ord. 247, 1/15/2025)

§ 17.256.070. Denial, suspension, and revocation of permits.

A. Denial, Suspension or Revocation. In addition to any other remedy provided by this chapter, a rural event venue permit may be denied, and if already issued, may be suspended or revoked by the City Manager, pursuant to this section.

B. Grounds. A permit issued under this chapter, and/or a City business registration issued by the City may be denied, suspended or revoked upon any of the following grounds:

1. A material misrepresentation, false or misleading information was included on the application or renewal application for a permit and/or City business registration application.

2. A violation of any provision under this chapter, any applicable provision under Title 17 of this Municipal Code, and/or any other applicable law, rule or regulation has occurred on the premises of the rural event venue.

3. An authorized official has given notification of existing health or safety violations on the property or non-compliance with applicable laws, rules and regulations relating to health and safety.

4. A rural event venue permit for the property has been suspended or revoked in the previous 12 months, unless the property has been sold and the new owner can demonstrate to the City a change of property ownership during that time period.

5. The applicant is delinquent in the payment of any outstanding fees, assessments or taxes owed to the City related to any property located in the City that is owned by the applicant, including, but not limited to, Transient Occupancy Taxes (TOT).

6. Appeal of Denial, Suspension or Revocation. The appeal procedures for the denial,

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suspension or revocation of a permit shall be those set forth in Section 17.125.110 (Appeals) of this Municipal Code.

7. Public Notice of Suspension or Revocation. If a rural event venue permit is suspended or revoked pursuant to this section, notification shall be provided by the City to all record property owners located within 300 feet of the subject rural event venue and/or bed and breakfast of any imposed suspension or revocation of the permit. Posting of the suspension or revocation shall also be provided on the City's rural event venue webpage.

8. Prohibited Operations. If a rural event venue permit is revoked pursuant to this section, the applicant shall not operate a rural event venue and/or bed and breakfast at the property for a period of 12 months from the date of such revocation. No permit that is revoked by the City may be transferred to any other person or entity to operate a rural event venue at the property during such period of revocation. Termination of property use as a rural event venue.

(Ord. 247, 1/15/2025)

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Article VI
Definitions

CHAPTER 17.265
UNIVERSAL DEFINITIONS

§ 17.265.010. Purpose.

This chapter provides definitions of terms and phrases used in Title 17 that are technical or specialized, or that may not reflect common usage. If any of the definitions in this chapter conflict with definitions in other provisions of the Municipal Code, these definitions shall take precedent for the purposes of Title 17. If a word is not defined in this chapter, or other provisions of the Municipal Code, the Community Development Director shall determine the most appropriate definition in compliance with Chapter 17.15 (Interpretation). State law definitions, as they may be amended from time to time, take precedent over the definitions in this section. (Ord. 247, 1/15/2025)

§ 17.265.020. "A" Definitions.

Abandoned Sign. Means:

1. Any outdoor advertising display that is allowed to continue for more than six months without a poster, bill, printing, painting, or other form of advertisement or message;
2. Any outdoor advertising display that does not appear on the inventory required by Chapter 17.176~~180~~ (Signs); or
3. Any on-site advertising structure or sign that is allowed to continue for more than 90 days without a poster, bill, printing, painting, or other form of advertising or message for the purposes set forth in Chapter 17.176~~180~~ (Signs).

Abandonment. A discontinuance of any use with intent to permanently discontinue such use.

Abatement. The method of reducing the degree and intensity of pollution, nuisances or violations.

Abut. To physically touch or border upon; to share a common property line.

Access. A way or means of physical entry to a property.

Accessory Dwelling Unit. An attached or a detached dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the primary dwelling unit is situated. An accessory dwelling unit also includes an efficiency unit, as defined in California Health and Safety Code Section 17958.1, and a manufactured home, as defined in California Health and Safety Code Section 18007.

Accessory Structure. See Structure, Accessory.

Accessory Use. See Use, Accessory.

Acre. A measure of land area containing 43,560 square feet.

Acre, Gross. The entire acreage of a site is calculated to the centerline of adjacent streets.

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Acre, Net. The portion of a site outside of the public right-of-way not reserved for public use. The following are not included in the net acreage of a site: public or private road rights-of-way, common or public open space, and floodways.

Action. A decision on a permit application or other land use matter, made by the approval authority.

Addition. An extension or increase in floor area or height of an existing building or structure.

Adverse Impact. A condition that creates, imposes, aggravates or leads to inadequate, impractical, unsafe, unsightly or unhealthy conditions.

Affordable Housing. Dwelling units with a sales price or rent within the means of a low- or moderate-income household as defined by state or federal legislation. As used in this Development Code:

Very low income refers to family units/households whose annual income is 50% or less of the area's median income as defined in Health and Safety Code Section 50105 (Government Code Section 65915(b)(1)(B)).

Low income refers to family units/households whose annual income is between 50% and 80% of the area's median income as defined in Health and Safety Code Section 50079.5 (Government Code Section 65915(b)(1)(A)).

Moderate income refers to family units/households whose annual income is between 80% and 120% of the area's median income as defined in Health and Safety Code Section 50093 (Government Code Section 65915(b)(1)(D)).

Affordable Rent. The definition set forth in California Health and Safety Code Section 50053.

Agricultural Operations, Commercial. Use of land for the propagation, care, maintenance, production of food and fiber, including the growing of crops and/or the grazing of animals on natural or improved pastureland for the purpose of sale of goods and/or crops for profit. Agriculture uses include agricultural labor housing (see Agricultural Labor Housing).

Agricultural Operations, Noncommercial. Use of land for the propagation, care, maintenance, production of food and fiber, including the growing of crops and/or the grazing of animals on natural or improved pastureland for personal use. Agriculture uses include agricultural labor housing (see Agricultural Labor Housing).

Agricultural/Employee Housing.

Six or fewer persons is treated as a single-family structure and residential use as described in California Health and Safety Code Sections 17021.5 and employee housing as defined in California Health and Safety Code Section 17008, including farm worker housing means any attached or detached dwelling unit used to house farm/agricultural workers and their family members, including temporary mobilehomes.

Group quarters. Farm worker/Employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use as described in 17021.6, and employee housing as defined in California Health and Safety Code Section 17008, including farm worker housing.

Aisle. The traveled way by which cars enter and depart parking spaces.

Alcoholic Beverage Sales. An activity or business engaged primarily in the sale of alcoholic

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beverages for on-site or off-site consumption in accordance with the state Alcohol Beverage and Control (ABC) agency.

Alley. A service roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Alteration. Any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders and all interior partitions; any change in doors, windows or means of ingress or egress; any enlargement or diminution of a building or structure, whether horizontally or vertically; or the moving of a building or structure from one location to another.

Amenity. Aesthetics or other characteristics of a development that increase its desirability to the community, such as swimming pools, tennis courts, security systems, views, landscaping or enhanced open space.

Amusement Park. Facilities or uses that provide participant recreation indoors or outdoors. Amusements parks may include a variety of recreational uses, including but not limited to go carts, amusement arcades, miniature golf courses, batting cages and other similar uses.

Animal. Except for humans, any living, breathing creature, including mammals, birds, rodents, dogs, livestock, pets, reptiles, insect, fish, horse, livestock or other non-human creature, whether wild or domestic.

Small. Pygmy goats, potbelly pigs, poultry, rabbits, domestic dogs and cats and other comparably sized animals distinguished from those defined as medium or large animals.

Medium. Swine, pygmy horses, goats, sheep and other comparably sized animals distinguished from those defined as small or large animals.

Large. Horses, cows and other animals so categorized by their size, weight and/or appearance to be large animals.

Animal Hospital. A place where animals or pets are given medical or surgical treatment and care.

Animal Keeping, Commercial. The keeping, breeding, caring, boarding, training, or marketing of animals for sale or for profit.

Animal Keeping, Non-Commercial. The keeping, breeding, caring, boarding, training, or marketing of animals for personal use.

Animal Rescue. The care and boarding of animals at a residence for noncommercial or not for profit purposes. The number and type of animals allowed are limited to that which would otherwise be allowed as pets.

Annexation. The incorporation of a land area into an existing City or district resulting in a change in the boundaries of the City or district.

Antenna. A device used for the purpose of transmitting and/or receiving wireless communication signals.

Antenna structure. An antenna and its associated support structure, such as a monopole or tower.

Apartment. A building, or group of buildings, in which all dwelling units in the building are owned by a single party and rented out to individual tenants.

Apiary. A facility for the keeping of bees.

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Appeal. A request for a review of a decision or action taken on a proposed permit application or other land use matter by the approving authority.

Appeal Authority. The agency, board, group or legally designated individual empowered to review and deny, uphold, or refer back to the approval authority, an appeal of an action taken by an approval authority.

Applicant. The owner(s) or lessee(s) of property, or their authorized agent(s), or person(s) who have contracted to purchase property contingent upon their ability to obtain the required entitlements, and who requests in writing, on the appropriate forms, the approval of a permit, license, certificate or other entitlement from the City.

Application, Accepted. An application filed with and accepted for processing by the City in accordance with the requirements of this Title, containing all items required as stated on the applicable application form.

Application, Complete. An application that has been deemed complete in accordance with California Government Code Section 65943 (Permit Streamlining Act).

Applied Water. The portion of water supplied by the irrigation system to the landscape.

Approval Authority. The City Council, Planning Commission, or Community Development Director.

Approved Plan. A final plan that has been approved by the appropriate approval authority.

Assessed Value. The assessed value of the structure as shown in the current Riverside County property assessment roll in effect at the time of the occurrence of the casualty, or at the time the repair and maintenance is first conducted.

Assisted Living Facility. See Residential Care Facility.

Attached. Any structure that has an interior wall or roof in common with another structure.

Auction. The sale of new and used merchandise offered to bidders by an auctioneer for money or other consideration.

Aviary. A facility for the keeping of birds.

Awning. A roof-like cover attached to and extending from the wall of a building to provide shielding of windows and/or entrances.
(Ord. 247, 1/15/2025)

§ 17.265.030. "B" Definitions.

Balcony. A platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade or parapet.

Bar. Premises used primarily for the dispensing of alcoholic beverages by the drink for on-site consumption.

Base Station. The transmission equipment and non-tower support structure at a fixed location that enable FCC-licensed or authorized wireless communications between user equipment and a communications network. A "non-tower support structure" means any legally existing structure (whether built for wireless purposes or not) that supports wireless transmission equipment.

Bed and Breakfast. A business operated in an owner-occupied residence offering short-term rental of overnight accommodations, which provides on-site breakfast service.

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Bedroom. A private room for sleeping, separated from other rooms, and accessible to a bathroom without crossing another bedroom.

Berm. A mound of earth or the act of pushing earth into a mound.

Boarding House. A residence or dwelling, other than a hotel, wherein a room or rooms, with or without individual or group cooking facilities, are rented, leased or subleased under two or more separate written or oral rental agreements, leases or subleases, whether or not the owner, agent or rental manager resides within the dwelling unit. Transitional housing and supportive housing, as defined in California Health and Safety Code Sections 50675.2(h) and 50675.14(b)(2), are not boarding houses for the purposes of this Title.

Buffer Area. A strip of land established to protect one type of land use from another land use.

Buildable Area/Building Envelope. The area of a lot remaining after the minimum setback and open space requirements have been met; the area within which primary and accessory structures may be located, unless an encroachment into the setback is otherwise permitted.

Building. Any structure having a roof, or fully enclosed by walls, and intended for the shelter, housing or enclosure of persons, animals, or property.

Building Height. Building height shall be measured in accordance with Section 17.150.020.B (Height Measurement).

Building Permit. Written permission, issued by the City, for the construction, repair, alteration or addition to a structure or building.

Building, Accessory. See Structure, Accessory.

Building, Primary. A building in which the principal use is conducted.

Business day. Refers to any day in which normal business operations, Monday through Thursday from 8:00 a.m. to 5:00 p.m. local time and excludes weekends and public holidays.

Business Services. Rendering services to business establishments on a fee or contract basis. (Ord. 247, 1/15/2025)

§ 17.265.040. "C" Definitions.

Cannabis Business. Any person engaged in commercial cannabis activity as defined in California Business and Professions Code Section 26001.

Cannabis Distribution Site. A facility where cannabis and cannabis products are stored or inspected by a licensed cannabis distributor for the purposes of distribution and transportation between licensed cannabis businesses.

Canopy. A fixed roofed structure of any material projecting from and connected to a building, column or post or supported by a frame extending from a building and/or post.

Caretaker Residence. Separate or attached living quarters, usually including kitchen facilities, for employees living on-site.

Carport. A permanently roofed structure with not more than two enclosed sides, used or intended to be used for motor vehicle shelter and storage.

Carwash. A commercial facility for washing automobiles, light duty trucks, and vans where facility employees wash or dry the vehicles; the customer washes the vehicle using on-site equipment or drives through an automated car washing and drying facility; or the customer

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washes the vehicle using on-site equipment.

Cat. A domestic cat of the species Felis catus, including its young or kittens.

Cattery. Any building, structure, enclosure, or premises whereupon, or within which, ten or more cats, four months of age or older, are kept or maintained.

Cattle. All species of bovine.

Cemetery, Mausoleum, Crematory. Property used for the preparation and/or interring of the dead.

Certificate of Compliance. A document issued by the City and recorded by the County Recorder certifying that a specified real property complies with the provisions of the Subdivision Map Act (Government Code Sections 66410 et seq.).

Certificate of Use/Occupancy. A document issued by a governmental authority allowing the occupancy or use of a building and certifying that the structure has been constructed in compliance with all the applicable municipal codes and ordinances.

Change of Use. A conversion of use that substantially differs from the previous use of a building or land.

Changeable Copy Sign, Electronic. A sign, or portion thereof that displays electronic, static text information, defined by a small number of matrix elements using different combination of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixalization or dissolve modes. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic or digital displays. This sign type includes projected messages onto buildings or other objects.

Charging Levels, Electric Vehicles. The standardized voltage at which an electric vehicle battery is recharged.

Child Care Facility. A child daycare facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.

Church. See Religious Facility.

City. The City of Wildomar.

Cluster Development. Development in which the allowable number of dwelling units for a site are placed in closer proximity than usual, or are attached, with the purpose of retaining or protecting open space areas or natural resources.

Co-Location. The placement or installation of wireless communication facilities, including antennas and related transmission equipment, on an existing and permitted support structure for the purpose of transmitting or receiving radio frequency signals for communications purposes.

Collection Container. Any unattended drop-off box, container, receptacle, or similar facility that is operated by a person, organization for the primary purpose of receiving or storing collected items, including household goods, clothing, or other salvageable personal items.

College. An educational institution authorized by the state, awarding associate or higher degrees. Commercial Use. An activity involving the sale of goods or services for profit.

Commercial Event Center. A facility located on private property located in a commercial zone district that primarily functions to provide a facility for any type of social gathering and

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consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups for such activities as meetings, parties, weddings, receptions, and dances Community Garden. The use of land for and limited to the cultivation and tillage of soil for the production, growing, and harvesting of any agricultural, floricultural, or horticultural commodity for public use and access.

Commercial Event Center. A facility located on private property located in a commercial zone district that primarily functions to provide a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups for such activities as meetings, parties, weddings, receptions, and dances.

Commercial Sign. Any sign that is intended to attract attention to a commercial or industrial business.

Commission. The Planning Commission of the City of Wildomar.

Common Open Space. Land within or serving as a part of a development, not individually owned, or dedicated for public use, which is designed and intended for the common use or enjoyment of the occupants of the development.

Community Center. A building used for recreational, social, educational and cultural activities, open to the public or a designated part of the public.

Community Center. A facility, which may be located on public or private property, that functions primarily to provide a community-centered meeting hall for members of the public to carry out local community-oriented activities and public and civic functions. Examples of such facilities include grange halls, community sponsored meeting halls, and veterans' halls, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various groups for such activities as public assemblies, meetings, private meetings, parties, weddings, receptions, and dances.

Community Development Department. The Community Development Department of Wildomar, which is responsible for implementing the City's vision and goals for community development and land use as established in the General Plan and Development Code.

Community Development Director. The Community Development Director of the City of Wildomar or their designee.

Concession or Incentive. A reduction in site development standards or a modification of Development Code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission, as provided in Part 2.5 (the State Building Code commencing with California Health and Safety Code Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements, and in the ratio of vehicular parking spaces that would otherwise be required, that results in identifiable and actual cost reductions to provide for affordable housing costs or affordable rents.

Conditional Use. A use allowed in a particular zone district upon showing that such use will comply with all the conditions and standards as specified in the Development Code and authorized by the approval authority.

Conditional Use Permit. A permit for land use classifications with unusual site development

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features or operating characteristics requiring special consideration so that they may be designed, located and operated compatibly with uses on adjoining properties and the surrounding area.

Condominium. A building, or group of buildings, in which dwelling units, offices or floor area are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Contiguous Property. Those properties which touch property lines of any parcel, including those properties which touch said property lines of a subject parcel when such lines are projected across public or private rights-of-way, easements, roads or streets, including property owned by a public agency in fee title.

Convenience Store. Retail establishments with less than 10,000 square feet of area that sell prepackaged food items, beverages and small convenience items (e.g., periodicals, tobacco, miscellaneous household and pharmaceutical goods, etc.) primarily for off-site consumption; that typically have long or late hours of operation; that are in relatively small structures located along heavily traveled streets.

County. The County of Riverside, California.

Covenants, Conditions, and Restrictions (CC&R's). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Coverage, Building. The area of a parcel covered by a structure or structures, expressed as a percentage of the total lot area.

Coverage, Lot. That portion of the lot that is covered by buildings, sidewalks, driveways, or other impervious surface, expressed as a percentage of total lot area.

Crowing Fowl. Roosters, peacocks, turkeys, and guinea fowl.
(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.265.050. "D" Definitions.

Day Care Centers. Establishments providing nonmedical care for persons on a less than 24-hour basis other than in a family day care home (see Family Day Care Home). This classification includes nursery schools, preschools, and day-care facilities for children or adults, and any other day-care facility licensed by the State of California. Also as defined in California Business and Professions Code Section 26001(o) and California Health and Safety Code Section 1596.76.

Days. Shall always be consecutive calendar days, unless otherwise stated. Dedication. The transfer of property, such as streets and roads or other public usage, to a public agency or utility for specific purposes.

Density. The number of dwelling units, households, or housing structures per acre of land based on the specific general plan land use designation.

Density Bonus. A density increase over the specific general plan or land use designation maximum allowable as of the date of application by the applicant to the City.

Density Transfer. The transfer of all or part of the permitted density from one parcel to another parcel.

Detached. Any building or structure that does not have a wall or roof in common with any other building or structure.

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Developer. The legal or beneficial owner or owners of property to be developed or being developed, including the holder of an option or contract to purchase or other person(s) having enforceable proprietary interests in such property.

Development. Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

Development Agreement. A contract between the City and a developer through which the developer receives vested rights to construct a project subject to specific requirements benefiting the community.

Development Code. A set of land use and development regulations, as contained in Title 17 of the Wildomar Municipal Code, as adopted by the City Council which prescribes standards and regulations for land use and development.

Development Review~~, Major~~. The process established to provide for Planning Commission review and approval (or denial) of projects.

Development Review, Minor. The process established to provide for administrative review and approval (or denial) of projects.

Development Rights. The legally established right to develop land by a party or property owner.

Development Standard. A site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an on-site open-space requirement, a minimum lot area per unit requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, General Plan element, specific plan, or other City condition, law, policy, resolution or regulation.

Director. The Community Development Director of the City of Wildomar or their designee.

Disabled, or Individual with a Disability. An individual with a qualifying disability under federal and state fair housing laws. Generally, any person with any mental or physical impairment, disorder or condition, which substantially limits one or more major life activities, including physical, mental and social activities and working. "Disabled" or "individual with a disability" does not include impairments, disorders or conditions resulting from the current, illegal use of or addiction to a controlled substance, sexual behavior disorders, compulsive gambling, kleptomania, or pyromania.

Discretionary Decision. An action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

District. A zone or geographic area in the municipality within which certain zoning or development regulations apply.

Dog. An animal, domestic dog of the species canine of either sex, altered or unaltered, that has reached the age of four months.

Drainage. Surface water runoff; the removal of surface water or groundwater from land by drains, grading or other means, which include runoff controls to minimize erosion and sedimentation during and after construction or development.

Drainage Area. A geographical area, formed by topography, which collects and directs surface runoff from precipitation to natural or man-made channels.

Drive-through. Any portion of a building or development intended to allow service direct from

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the building through a window, kiosk or automated delivery system to vehicle occupants. Such facilities include, but are not limited to, food service windows, automatic teller machines or similar service systems.

Driveway. A roadway providing direct access for vehicles between a street or highway and an area containing parking spaces, loading, storage or refuse collection areas.

Dwelling. A structure or portion thereof which is used for human habitation, including provision for living, sleeping, eating, cooking and sanitation.

Single-Family, Attached. A dwelling unit designed for occupancy by 1 household, located on a single lot and typically grouped together with similar units. They may be attached through vertical party wall(s) to 1 or more dwellings on abutting lots or may be joined by carports or garages.

Single-Family, Detached. A dwelling unit designed for occupancy by 1 household and located on a separate lot from any other dwelling, except permitted accessory dwelling units. This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code.

Duplex. A single building on a lot that contains 2 dwelling units or 2 single-unit dwellings on the same lot. Duplex does not include a single-family dwelling with an accessory dwelling unit on the same lot, which is an accessory residential unit as defined by state law and this Title (see Accessory Dwelling Unit).

Multiple Family. A single building on a lot that contains 3 or more dwelling units or 3 or more single-unit dwellings on the same lot, or any combination thereof.

(Ord. 247, 1/15/2025)

§ 17.265.060. "E" Definitions.

Easement. A right to cross or otherwise use land for a specified purpose.

Eave. The projecting lower edges of a roof overhanging the wall of a building.

Edge of a Right-of-Way. A measurement from the edge of a right-of-way horizontally along a line normal or perpendicular to the centerline of the freeway or highway.

Educational Institution. An institution conducting academic instruction at the preschool, elementary school, junior high school, high school or college level.

Election Period. The period of time 90 days prior to and 10 days after any local, state, regional or national official election.

Electronic Graphic Display Sign. A sign or portion thereof that displays electronic, static images, static graphics or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixalization or dissolve modes. Electronic graphic display signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.

Electronic Message Sign. An electronic sign, typically comprising a liquid crystal diode (LCD), light emitting diode (LED), plasma, or other digital illuminated sign that displays one or

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more messages. An electronic message sign is different from an illuminated sign in that the illumination of the display creates the message, rather than illumination illuminating the message. An electronic message sign could be used as a message delivery method for a wall sign, a monument sign or other freestanding sign.

Elevation. A vertical distance above or below a fixed reference level; a dimensioned drawing of the front, rear or side of a building showing features such as windows, doors and relationship of grade to floor level.

Emergency Shelter. A temporary, short-term residence providing housing with minimal supportive services for families or individuals experiencing homelessness, where occupancy is limited to 180 days or less, as defined in California Health and Safety Code Section 50801. Medical assistance, counseling, and meals may be provided.

Emission. A discharge into the air or water.

Enclosed Locked Structure. A structure that: (1) does not allow for the visibility of the interior areas from the outside; (2) is secured with a lock; (3) is completely surrounded on all sides by a wall; and (4) is roofed. Enclosed locked structures may include greenhouses, provided that only the roof of the greenhouse is made of transparent glass.

Enclosure. A fence, pen or structure suitable to securely and humanely prevent the animal from escaping or the entry of unauthorized persons.

Encroachment. The placement or construction of a fence, building, structure, or other improvement or use on another's property or on a public right-of-way.

Equipment Enclosure. Any freestanding or mounted structure, shelter, cabinet, or vault used to house and protect the electronic and supporting equipment necessary for processing wireless communication signals. Supporting equipment includes, but is not limited to, air conditioners, emergency generators, and other back-up power suppliers.

Established Facility. An existing, legally permitted facility.

Estimated Applied Water Use. The average annual total amount of water estimated to be necessary to keep plants in a healthy state, calculated as provided in the Guidelines. It is based on the reference evapotranspiration rate, the size of the landscape area, plant water use factors, and the relative irrigation efficiency of the irrigation system. Also known as the "EAWU."

Evapotranspiration Adjustment Factor. The local reference for evapotranspiration using site-specific plant factors and irrigation efficiency factors that influence the amount of water that needs to be applied to the specific landscaped area. It is calculated by dividing. Also known as the "ET adjustment factor" or "ETAF."

Event. A gathering of more than 20 people for one to 12 hours where the purpose is for fundraising, profit or is political, public, social, or educational in nature. A gathering which consists of friends or family of an event center owner that is not for the purpose of fundraising, profit, or is political, public, or educational in nature and no donation or compensation of any kind is exchanged in relationship to the gathering, is not considered an event

Expansion. The creation or use of additional land or floor area for a specific use or activity.

Extension. An increase in the amount of time that a permit or approval may be valid.
(Ord. 247, 1/15/2025)

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§ 17.265.070. "F" Definitions.

Façade. The exterior walls of any building.

Fair Housing Laws. The Federal Fair Housing Act (42 U.S.C. Section 3601 et seq.), the California Community Care Facilities Act (California Health and Safety Code Section 1500 et seq.), the California Fair Housing and Employment Act (Government Code Section 12900 et seq.), and Civil Code Section 54, together with published judicial decisions interpreting those laws.

Family. One or more persons living together in a dwelling unit, with common access to and common use of all living, kitchen and eating areas within the dwelling unit. Family does not include larger institutional group living situations, such as in a boarding house or hotel/motel/long-term stay.

Family Day Care Home. State-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family dwelling.

Small. The occupant of the residence provides care and supervision for up to eight or fewer children, when specific conditions are met in accordance with California Health and Safety Code Section 1597.44.

Large. The occupant of the residence provides care and supervision for between 9 and up to 14 children, when specific conditions are met in accordance with California Health and Safety Code Section 1597.465.

Farm Operations, Commercial. See Agricultural Operations, Commercial.

Farm Operations, Noncommercial. See Agricultural Operations, Noncommercial.

Farmers' Market. An outdoor market where farmers and other producers of agricultural and related foodstuffs and products (including, but not limited to, bread, cheese, and hand-made crafts such as seasonal goods, ornaments, hand-dipped or rolled candles, hand-made soap) may bring the products for sale to the public.

Fence. An exterior physical barrier erected to enclose, screen or separate areas.

Flag. The symbol, insignia or display of a governmental or nonprofit organization when not displayed in connection with a commercial promotion or used as an advertising mechanism.

Floor Area Ratio. The net floor area of all buildings on a parcel to the total adjusted lot square footage of that parcel. FAR calculations do not include floor areas for parking structures or outdoor open storage.

Floor Area, Gross. The sum of all areas of the floors of a building or structure from the exterior face of exterior walls, or from the centerline of a wall separating two buildings but excluding any space where the floor-to-ceiling height is less than six feet.

Floor Area, Net. The total of all floor areas of a building, excluding stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading, and all floors below the first or ground floor, except when used or intended to be used for human habitation.

Food or Food Products. Any item described by California Health and Safety Code Section 113781.

Food Trailer. A legally attached trailer to a licensed, motorized vehicle, used in conjunction with the service of a commissary, or other permanent food facility upon which prepackaged or approved non-prepackaged food is sold, offered for sale or otherwise distributed as retail.

Food Truck. A licensed, motorized vehicle or mobile food unit licensed by the Department of

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Motor Vehicles, designed and equipped to prepare, or serve, and sell food, and temporarily stored in a location where food items are sold to the general public.

Footprint, Building. The outline of a building at all of those points where it meets the ground.

Freestanding Sign. Any sign which is supported by one or more columns or uprights imbedded in the ground, and which is not attached to any building or structure.

Freeway. A divided arterial highway for through traffic with full control of access and with grade separations at intersections.

Frontage. See Lot Frontage or Yard, Front.

Funeral Home, Mortuary. A building used for the preparation of the deceased for burial or cremation and the display of the deceased and ritual connected therewith before burial or cremation.
(Ord. 247, 1/15/2025)

§ 17.265.080. "G" Definitions.

Garage. A building or a parking structure, or part thereof, used or intended to be used for the parking and storage of vehicles.

Garage, Private. A garage used exclusively for the parking and storage of vehicles owned by residents of nearby dwelling units and their guests, which is not operated as a commercial enterprise and is not available to the public and which is owned, leased or cooperatively operated by such residents.

General Plan. The City of Wildomar General Plan as adopted by the City Council.

Glare. The effect produced by brightness sufficient to cause annoyance, discomfort or loss of visibility.

Golf Driving Range. A commercial recreational use, or accessory use to a golf course, where persons may practice long distance shots.

Goods or Merchandise. Any item that is not food or a food product and can be sold and immediately obtained from a sidewalk vendor. Items for rent, subscription plans, and other services shall not be considered goods or merchandise. For example, tangible items such as T-shirts and cameras are appropriate for sale as merchandise; however, cell phone service is not acceptable.

Governing Body. The local governing unit empowered to adopt and implement regulations to provide for the public health, safety, and general welfare of its citizenry.

Government Facility. Offices and support facilities for any seat of any federal, state, county or City agency, or special district providing services to the general population.

Government(al) Agency. Any department, commission, independent agency or instrumentality of the United States, or a state, county, incorporated local municipality, authority, district, or any other agency so recognized as a governmental unit.

Greenhouse. A building with roof and sides made largely of transparent or translucent material used for the cultivation of plants.

Ground Floor. The first floor of a building other than a cellar or basement.

Group Home. Any boarding house that provides temporary, interim, or permanent housing to

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individuals where every person residing in the dwelling is an individual with a disability, and the individuals are not living as a single housekeeping unit. State-licensed residential care facilities, as defined in Section 17.205, are not group homes for the purposes of this chapter.

Group Home, Large. A group home in which seven or more individuals reside.

Group Home, Small. A group home in which six or fewer individuals reside.

Guest Living Quarter. A building, generally detached from a primary building, which contains no cooking facilities, and which is used principally for temporarily housing members of the single-family household and their nonpaying guests. Guest living quarters also may be known as casitas. A guest living quarter is not an accessory dwelling unit.

Guidelines. Referring to the Guidelines for Implementation of the Water Efficient Landscape Ordinance, as approved by the City, which describes procedures, calculations, and requirements for landscape projects subject to this chapter.
(Ord. 247, 1/15/2025)

§ 17.265.090. "H" Definitions.

Habitable Structure. A structure which includes habitable space for living, sleeping, eating, and cooking. Closets, halls, storage or utility space, and similar areas are not considered habitable space.

Handicapped Person. A person who may be classified as having a physical impairment that manifests itself in one or more of the following ways: non-ambulatory; semi-ambulatory; visually impaired, deaf, or hard of hearing; having faulty coordination; and having reduced mobility, flexibility, coordination, or perceptiveness due to age or physical or mental conditions.

Hardscape. Any durable material or feature (pervious and non-pervious) installed in or around a landscaped area, such as pavements, paths, or walls. Pools and other water features are considered part of the landscaped area and are not considered hardscape.

Health Studio. An establishment that provides exercise facilities for use on site.

Height. The highest point of the structure or sign measured from the average natural ground level at the base of the supporting structure.

Highway. Roads, streets, boulevards, lanes, courts, places, commons, trails, ways or other rights-of-way or easements used for or laid out and intended for the public passage of vehicles or persons.

Home-Based Business. Related activities to the home-operated business may be conducted outside or within a partially enclosed structure.

Home-Operated Business. A commercial or service activity conducted at a dwelling, incidental and accessory to the residential use of the dwelling, which does not change the character of the dwelling or surrounding area by generating more traffic, noise, odor, or storage of material than would be normally associated with a residential zone.

Homeowner. A person who occupies the dwelling they own. This definition excludes speculative homes, which are not owner-occupied dwellings, and which are subject under this chapter to the requirements applicable to developer-installed residential landscape projects.

Homeowner-Installed. Any landscaping either installed by a private individual for a single-family residence or installed by a licensed contractor hired and paid directly by a homeowner.

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Homeowners Association. An association of owners in a condominium, planned unit development or residential subdivision established to provide management of property in which they own an undivided, common interest.

Horse. Animal of the Equus genus, including mule, ass, donkey, and miniatures.

Hospital. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight.

Substance Abuse Treatment Clinic. A nonresidential facility that administers medication, or supervises the self-administration of medication, for substance abuse treatment.

Hospitals and Clinics. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes animal hospitals and veterinary clinics.

Hotel. A lodging facility offering transient accommodations to the public, typically on a less than monthly basis, and which may provide additional services, such as restaurants, meeting rooms and recreational facilities.

Household. See Single Housekeeping Unit

Hydrozone. A portion of the landscaped area having plants with similar water needs and typically irrigated by one valve/controller station. A hydrozone may be irrigated or non-irrigated. (Ord. 247, 1/15/2025)

§ 17.265.100. "I" Definitions.

Illegal On-Site Advertising Structure or Sign. Means any of the following:

1. An on-site advertising structure or sign erected without first complying with all applicable City ordinances and regulations in effect at the time of its construction, erection or use;

2. An on-site advertising structure or sign that was legally erected, but whose use has ceased, or the structure upon which the advertising display is placed has been abandoned by its owner, and not maintained or used to identify or advertise an ongoing business for a period of not less than 90 days;

3. An on-site advertising structure or sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance; the amortization period for the display provided by the ordinance rendering the display nonconforming has expired; and conformance has not been accomplished.

Illegal Outdoor Advertising Display. Means any of the following:

1. An outdoor advertising structure or outdoor advertising sign erected without first complying with all applicable City ordinances and regulations in effect at the time of its construction, erection or use;

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2. An outdoor advertising structure or outdoor advertising sign that was legally erected but whose use has ceased, or the structure upon which the advertising display is placed has been abandoned by its owner, and not maintained or used for a period of not less than one year;

3. An outdoor advertising structure or outdoor advertising sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance; the amortization period for the display provided by the ordinance rendering the display nonconforming has expired; and conformance has not been accomplished;

4. An outdoor advertising structure or outdoor advertising sign which does not comply with this chapter, the outdoor advertising display permit referenced in Chapter 17.115, the State Outdoor Advertising Permit referenced in Chapter 17.115 or any related building permit;

5. An outdoor advertising structure or outdoor advertising sign which is a danger to the public or is unsafe.

Impact. The effect of any direct man-made actions or indirect repercussion of man-made actions on existing physical, social or economic conditions.

Impervious Surface. A surface through which water cannot penetrate, such as roof, road, sidewalk, or paved parking lot.

Individual with a Disability. Someone who has a physical or mental impairment that limits one or more major life activities, anyone who is regarded as having such impairment, or anyone with a record of such impairment.

Industrial. The manufacture, production and/or processing of consumer goods. See also Manufacturing.

Infrastructure. Public facilities needed to sustain industry, residential, commercial and other land use activities.

Intensification of Use. A change to the existing use of a property which results in a change or increase in vehicular or pedestrian traffic or an increase in parking requirement, or induces additional environmental impacts, including, but not limited to, noise, light, glare, vibration, traffic, water quality, air quality or aesthetics.

Intensity of Use. The number of dwelling units per acre for residential development and floor area ratio (FAR) for residential or nonresidential development such as commercial, office and industrial development.

Intersection. The location where two or more roadways cross at the same grade.

Irrigation Efficiency. The measurement of the amount of water beneficially used divided by the amount of water applied to the landscaped area. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. Also known as "IE."
(Ord. 247, 1/15/2025)

§ 17.265.110. "J" Definitions.

Junk. Any scrap, waste, reclaimable material or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled or disposed of.

Junk Yard. The use of any lot or parcel of land for outside storage, wrecking, dismantling or

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salvage of any used or secondhand materials, including, but not limited to, lumber, auto parts, household appliances, pipe, drums, machinery, or furniture.

Junior Accessory Dwelling Unit. A dwelling unit that is contained entirely within a single-family dwelling or attached garage and does not exceed five hundred square feet in size.
(Ord. 247, 1/15/2025)

§ 17.265.120. "K" Definitions.

Kennel. Any building, structure, enclosure, or premises whereupon, or within which, five or more dogs, four months of age or older, are kept or maintained.

Kitchen. Any room, all or part of which is designed and/or used for storage, refrigeration, cooking and the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.
(Ord. 247, 1/15/2025)

§ 17.265.130. "L" Definitions.

Land Use. A description of how land is occupied or utilized.

Land Use Permit. A permit issued by the City pursuant to the requirements of the Wildomar Municipal Code allowing a specific activity to be conducted on an individual property.

Landscape Architect. A licensed landscape architect in the State of California.

Landscape Construction Document Package. The construction plans and specification and other supporting documentation required to review and approve landscape construction projects subject to this chapter.

Landscape Plan. A plan on which shows proposed landscape species (such as number, spacing, size at time of planting, and planting details), proposals for protection of existing vegetation during and after construction, proposed treatment of hard and soft surfaces, proposed decorative features, grade changes, buffers and screening devices, and any other information that can reasonably be required in order that an informed decision can be made by the approval authority.

Landscape Rehabilitation. Any re-landscaping project that meets the applicability criteria of Section 17.165.030(A) of this chapter and where the modified landscape area is greater than 2,500 square feet or where the cumulative modified area is greater than 2,500 square feet if the modifications are planned to occur incrementally within one year.

Landscaped Area. All the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance and estimated applied water use calculations. The landscaped area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscape, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

Legislative Act. The means by which the legislative arm of government renders decisions, such as minute actions, resolutions and ordinances.

Limited Access Area. A building, room or other area that is part of the premises where cannabis is grown, cultivated, stored, weighed, displayed, packaged, or sold to other cannabis businesses with limited access to only authorized personnel.

Live Entertainment. Entertainment provided by or one or more professionals and utilizing sound amplification equipment.

Living Area. The area that is considered habitable living space. Does not include the garage,

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patios or screened enclosures.

Loading Space. An off-street space or berth used for the loading or unloading of cargo, products or materials from vehicles.

Local License. A license granted by the local licensing authority pursuant to Chapter 5.76 of this Code.

Local Licensing Authority. The City Manager or designee.

Lot. Any parcel of real property approved by a record of survey, plat, parcel map, subdivision map, or certificate of compliance, or any parcel legally created or established pursuant to the applicable zoning or subdivision regulations in effect prior to the effective date of application of Title 17 to such parcel.

Corner. A lot or parcel of land abutting upon 2 or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees.

Flag. A lot which utilizes a narrow strip as its means of providing frontage on a street and/or providing access to the lot.

Interior (Typical). A lot other than a corner lot.

Reverse Corner Lot. A lot, the rear of which abuts the side of another lot.

Substandard. A parcel of land that has less than the required minimum area or dimensions.

Through. A lot that fronts upon two streets that do not intersect at the boundaries of the lot.

Lot Area, Gross. The total area of a parcel within the lot lines of a lot, and which is measured to the centerline of any adjacent street.

Lot Area, Net. The total area within the lot lines of a lot, excluding any street rights-of-way, and other non-buildable areas.

Lot Coverage. See Coverage, Lot.

Lot Depth. The average distance measured from the front lot line to the rear lot line.

Lot Frontage. The length of the front lot line measured at the street right-of-way line. For flag lots, that portion of a lot, not including the pole portion, that is generally parallel to the access street.

Lot Line. A line of record bounding a lot that divides the lot from another lot or from a public or private street or any other public space.

Front. The lot line parallel to the street. On a corner lot, the shorter lot line abutting a street, or the line designated as the front lot line by a subdivision or parcel map. On a flag lot, the interior lot line most parallel to the nearest street from which access is obtained.

Interior. A lot line which does not abut a street.

Rear. The lot line which intersects a side lot line, and which is most distant from and most closely parallel to the front lot line.

Side. Any lot line other than a front or rear lot line.

Lot of Record. A lot that exists as shown or described on a recorded plat or deed in the records of the County Recorder.

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Lot Width. The horizontal distance between the side lines, measured at the required front setback line.
(Ord. 247, 1/15/2025)

§ 17.265.140. "M" Definitions.

Major Transit Stop. A site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods pursuant to Public Resources Code Section 21155(b).

Manufactured Home. A factory-built structure that is manufactured or constructed under authority of 42 U.S.C. Sec. 5403, National Manufactured Housing Construction and Safety Standards Act of 1974, and/or California law and is to be used as a place for human habitation. The structure is manufactured either in whole or in substantial part at an off-site location, transported to the site, assembled on-site, and placed on a permanent foundation. For the purpose of Title 17, a manufactured home shall be considered the same as any site-built, single-family detached dwelling. A manufactured home is not inclusive of a mobilehome unless the mobilehome has been converted to real property and is taxed as a site-built dwelling.

Manufacturing. To assemble, fabricate, compound, process, treat or remanufacture.

Manufacturing Site. The premises where persons engage in the manufacture of products.

Manufacturing, Handcrafted. On-site production, within an enclosed structure, of goods by hand manufacturing that involves the use of hand-tools and small-scale, light mechanical equipment (e.g., drills and saws; hammers and chisels; paint brushes and sprayers; pottery wheels and kilns; sewing machines; spinning wheels; welding) and that has no negative external impacts on surrounding properties. Handcraft manufacturing also includes the incidental direct sale to consumers of those goods produced on-site. Handcraft manufacturing does not include specialized retail uses (see Retail, Specialized).

Manufacturing, Light-Intensity. The manufacturing, assembling, processing, storage or packaging of products, including:

1. The manufacturing of electric and electronic circuits and instruments and devices, such as, but not limited to, radio and television, phonographic equipment, calculators, computers, semi-conductors and transistors, and similar uses.

2. The manufacturing, assembly, processing, storage, or packaging of products from previously prepared materials such as, but not limited to, cloth plastic, paper, leather, and precious or semi-precious metals or stones.

3. The manufacturing of pharmaceutical products.

Light-intensity manufacturing does not include such operations as saw and planing mills, any manufacturing uses involving primary production of wood, metal or chemical products from raw materials and similar uses, uses involving the manufacturing, processing, storage or packaging of petroleum, and heavy agricultural products or other hazardous materials, or vehicle-dismantling yards, scrap and waste yards.

Manufacturing, Medium-Intensity. Any manufacturing, storage, and distribution that does not include hazardous wastes or result in large truck usage/parking on the site.

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Heavy-Intensity Manufacturing. The manufacturing, assembly, processing, storage, or packaging of products involving chemicals, petroleum, and heavy agricultural products or other hazardous materials.

Maximum Allowable Residential Density (or Base Density). The maximum number of units allowed under the Zoning Ordinance, specific plan, or land use element of the General Plan, or if a range of density is permitted, the maximum number of units allowed by the specific zoning range, specific plan, or land use element of the General Plan applicable to the project.

Maximum Applied Water Allowance. The upper limit of annual applied water for the landscaped area. It is based upon the area's reference evapotranspiration, the ET adjustment factor, and the size of the landscaped area. Also known as "MAWA."

Maximum Height. The highest point of the structure or sign measured from the average natural ground level at the base of the supporting structure. "maximum height" shall mean the height measured from the average adjacent finish grade (excluding artificial berms and raised planters) to the uppermost portion of the border of the surface area of the sign, except that:

1. Structural supports and non-sign architectural features may project above the maximum height limit to the limits prescribed in the applicable zoning ordinances; and

2. Signs affixed to the building may be placed at any height as long as the sign conforms to the other regulations of this Title.

Medicinal and Adult-Use Cannabis Regulation and Safety Act or "MAUCRSA." Division 10 of the California Business and Professions Code.

Membership Club. A group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and/or dues, regular meetings, and a constitution and bylaws.

Membership Organization. A group of people formally organized for a common interest, usually cultural, religious or entertainment, with regular meetings, rituals, and formal written membership requirements.

Metal Shipping Container. Any metal container designed, built as, or formerly used for transporting seagoing cargo.

Mined-Land Reclamation Projects. Any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

Ministerial Decision. An action taken by a governmental agency that calls for only objective determinations in deciding whether to approve and/or how to carry out a project.

Minor Use Permit. A permit for minor land use classifications with unusual site development features or operating characteristics requiring special consideration so that they may be designed, located and operated compatibly with uses on adjoining properties and the surrounding area.

Mitigation. Methods used to alleviate or lessen the impact of development.

Mobile Food Truck. Motorized vehicles that function as transportable retail food and beverage facilities. This use includes mobile food trucks that provide sales to the public of food and beverage (pre-packaged or prepared and served from the vehicle or an attached trailer) for consumption on or off of the premises.

Mobile Food Vendor. A person or business that operates or assists in the operation of a vending vehicle.

Mobile Home. A trailer that is transportable in one or more sections, was built before the enactment of 42 U.S.C. Sec. 5403, National Manufactured Housing Construction and Safety

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Standards Act of 1974, which became effective June 15, 1976, is over eight feet in width and 40

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feet in length and is sited with or without a permanent foundation. Mobile home does not include recreational vehicle, commercial coach, or factory built housing.

Mobile Home Park. Any area or tract of land where two or more lots are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium or other form of resident ownership, to accommodate mobilehomes used for human habitation. The rental paid for a mobilehome shall be deemed to include rental for the lot it occupies.

Mobile Outdoor Advertising Sign. The use of a moving trailer, automobile, truck, or any other vehicle to display a commercial or noncommercial sign primarily for advertising purposes.

Model Home Complex. Residential units used as a temporary sales office to illustrate the design of the units to potential homebuyers.

Modification. A change or alteration to an approved permit or plan.

Monopole. A vertical, un-guyed structure erected on the ground to support an antenna.

Motel. An establishment providing transient sleeping accommodations with most rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

Motor Vehicle. A vehicle that is self-propelled by a motor or engine.

Multi-Vision Sign. A sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time one or two or more images.

Multifamily Dwelling. The definition is set forth in California Government Code Section 65863.4(d).

Multiple Family Dwelling. See Dwelling, Multiple Family.

Museum. A building or room, or any grouping thereof, open to the public, used to exhibit works of art or displays of historic objects, scientific objects or memorabilia.
(Ord. 247, 1/15/2025)

§ 17.265.150. "N" Definitions.

New landscape. A new building with a landscape or other new landscape such as a park, playground, or greenbelt without an associated building for this chapter.

Nightclub. An establishment dispensing liquor with or without meals and in which music, dancing or entertainment is featured.

Noise Attenuation. Reduction of noise level using a substance, material or surface, such as earth berms and/or solid concrete walls.

Non-Crowing Fowl. Poultry other than crowing fowl.

Noncommercial Message. Any wording, logo or other representation that does not directly or indirectly, name, advertise or call attention to a commercial or industrial business, product, good, service, or other commercial or industrial activity.

Noncommercial Sign. A sign that does not name, advertise or call attention to a commercial or industrial business, commodity, product, good, service, or other commercial or industrial activity

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for a commercial or industrial purpose.

Nonconforming Lot. A lot, the area or dimensions of which was lawful and legally established prior to the adoption, revision or amendment of the Development Code but that fails by reason of such adoption, revision or amendment to conform to the present requirements of the Development Code.

Nonconforming Structure. Any lawfully established structure or portion thereof that, due to an amendment to the Zoning Code adopted subsequent to the establishment of the structure, does not comply with all of the zoning regulations applicable to the structure.

Nonconforming Structure or Building. A structure or building, the size, dimension, or location of which was lawful and legally established, prior to the adoption, revision, or amendment of the Development Code but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the Development Code.

Nonconforming Use. A use or activity that was lawful and legally established prior to the adoption, revision, or amendment of the Development Code, but that fails by reason of such adoption, revision or amendment to conform to the present requirements of the Development Code.

Nonconforming Use. Any lawfully established use that, due to an amendment to the Zoning Code adopted subsequent to the establishment of the use, does not comply with all of the zoning regulations applicable to the use.

Nonresidential Zone. The following zones are considered nonresidential zone classifications: C-G, C-H, M-I, O-S, and PF.

Nuisance. An interference with the enjoyment and legal use of property, including any act, condition or thing that is illegal and/or interferes with the rights of the public generally.
(Ord. 247, 1/15/2025)

§ 17.265.160. "O" Definitions.

Occupancy or Occupied. The residing of an individual(s) overnight in a dwelling unit or the storage or use of equipment, merchandise, or machinery in any building.

Occupancy Permit. See Certificate of Use/Occupancy.

Off-Site. Located outside the lot lines of the lot in question.

Off-Site Improvements. Improvements required as a result of development and including, but not limited to, curb, gutter, sidewalk, road widening and upgrading, stormwater facilities and traffic improvements.

Off-Site Parking. Parking provided for a specific use but located on a site other than the one on which the specific use is located.

Off-Site Sign. Means either:

1. A commercial sign not located on the site of the business or entity indicated or advertised by the sign, or a commercial sign advertising a commodity, good, product, service or other commercial or industrial activity which originates on a site other than where the sign is maintained.

2. On-site sign. Any sign which directs attention to an occupancy, business, commodity, good, product, service or other activity conducted, sold, or offered upon the site where the

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sign is maintained. For the purposes of this chapter, all signs with noncommercial messages are deemed to be "on-site," regardless of location.

Operator. Any entity(ies) or person(s) who owns, manages, or operates a service, business, institution, or residential facility.

Outdoor Advertising Display. An off-site sign, outdoor advertising structure, outdoor advertising sign, or mobile outdoor advertising sign used for outdoor advertising purposes, including, but not limited to, off-site real estate/new home development signs advertising developments outside the City, but not including on-site advertising signs as defined in this chapter and directional sign structures as provided in Title 17.

Outdoor Advertising Sign. Any card, cloth, paper, metal, painted, plastic or wooden sign of any character placed for outdoor advertising purposes and affixed to an outdoor advertising display or structure.

Outdoor Advertising Structure. A structure of any kind or character erected, used or maintained for outdoor advertising purposes, upon which any poster, bill, printing, painting or other advertisement of any kind whatsoever may be placed, including statuary, for outdoor advertising purposes. Such structure shall be constructed or erected upon a permanent foundation or shall be attached to a structure having a permanent foundation.

Outdoor Sales. The display and sale of products and services outside of a building or structure.

Outdoor Storage. The keeping, in an unenclosed area, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours.

Outdoor Temporary Parking Lot dining. A use of an adjacent, outside area by a food or beverage establishment for the same eating and drinking activities that occur within the establishment.

Outdoors. Any location within the City that is not within an enclosed locked structure.
(Ord. 247, 1/15/2025)

§ 17.265.170. "P" Definitions.

Parade. A parade, demonstration, procession, march, review, ceremony, rally or exhibition which is conducted in, on, upon or along any portion of any public street, sidewalk or other public property owned or controlled by the City which would impede, obstruct, impair or interfere with the free use of the public street, sidewalk or other public property, often to support or oppose a specific issue.

Parapet. The extension of the main walls of a building above the roof level.

Parcel. See Lot.

Parcel Map. A map showing a subdivision of four or less parcels for which a tentative and final map are required by the Subdivision Map Act, prepared in accordance with the provisions of the Subdivision Map Act, and designed to be filed for recordation in the Office of the County Recorder.

Park. A tract of land designated and used by the public for active and/or passive recreation.

Park and Ride. A system where participants drive to a central location to carpool or gain access to public transportation to another location.

Parking Lot. An off-street, ground-level open area, usually improved, for the temporary storage of motor vehicles.

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Parking Space. A clearly defined location for the parking of a motor vehicle in a public or private parking area.

Parking Space, Covered. An accessible and usable covered space of not less than 10 by 20 feet for storage of automobiles. Such covered parking space to be so located on the lot as to meet the requirements of this Title for an accessory building or, if attached to the primary building, to be so located as to meet all the requirements of this Title for a primary building.

Parking, Shared. Joint use of a parking area for more than one use.

Parkway. The area of a public street between the curb and the adjacent property line or physical boundary definition such as fences or walls, which is used for landscaping and/or passive recreational purposes.

Parolee-Probationer. (1) any individual who has been convicted of a federal crime, sentenced to a United States prison, and received conditional or revocable release into the community under the supervision of a federal parole officer; (2) any individual who has served a term of imprisonment in a state prison and who is serving a period of parole supervision or post release community supervision under the jurisdiction of the California Department of Corrections; (3) any individual who has been convicted of a felony, sentenced to any correctional facility, including county correctional facilities, and is under the jurisdiction of any federal, state, or county parole or probation officer; or (4) any person released to post release community supervision under the "Postrelease Community Supervision Act of 2011" (Penal Code Section 3450 et seq.). For purposes of this paragraph "felony" means a felony as defined in any California or United States statute.

Parolee-Probationer Home. Any boarding house, whether owned or operated by an individual or a for-profit or nonprofit entity, which houses two or more parolee-probationers not living as a single housekeeping unit, in exchange for monetary or nonmonetary consideration given and/ or paid by the parolee-probationer and/or any public or private entity or person on behalf of the parolee-probationer.

Party Wall. A dividing partition between two adjoining buildings (or units) that is shared by the tenants of each residence or business.

Passageway. A pedestrian pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

Permanent Foundation. Concrete or other semi-permanent material used to affix a sign to the ground.

Permit. Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law but not allowed without such authorization.

Permitted Use. Any use allowed in a zone district and subject to the restrictions applicable to that zone district.

Personal and Professional Services. Establishments providing non-medical services to individuals as a primary use. May also include accessory retail sales of products related to the services provided.

Pervious. Any surface or material that allows the passage of water through the material and into the underlying soil.

Pet. Any animal that is kept and cared for, for companionship, protection, or adornment of a home. Pets shall include but not be limited to: dogs, rabbits, cats, caged homing pigeons,

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nonpoisonous insects, ornamental or songbirds, fish, nonpoisonous snakes under six feet long, domesticated hedgehogs, or small animals kept in a cage such as hamsters, lizards, white mice, domestic rodents, or reptiles. Pets shall not include horses, pigs of any type, large or small livestock, or exotic animals.

Petting Zoo. A collection of farm animals, such as goats, ducks, and sheep, and sometimes docile wild animals such as turtles or deer, for children to feed and pet.

Physically Disabled. A person who has a permanent loss of, or loss of use of, a part of the body, or permanent impairment of a body function, resulting in actual disability and a diminished ability to compete in an open market.

Pig. All species and sizes of pigs and hogs, genus Sus.

Planning Department. See Community Development Department, ~~Planning Director. See~~ Community Development Director.

Plant Factor (or Plant Water Use Factor). A factor, when multiplied by reference evapotranspiration, estimates the amount of water needed by plants. (The plant factors cited in this chapter are derived from the Department of Water Resources 2000 publication "Water Use Classification of Landscape Species" also known as "WUCOLS.")

Plat. A map representing a tract of land showing the boundaries and location of individual properties and streets; a map of a subdivision or site plan.

Plaza. An open space which is improved and landscaped, usually surrounded by streets and/or buildings.

Plot. A single unit parcel of land; a parcel of land that can be identified and referenced to a recorded plat or map.

Porch. A roofed open area, which may be screened, usually attached to or part of and with direct access to or from a building.

Poultry. Winged and feathered animals including, but not limited to, chickens, hens, roosters, ducks, geese, and turkeys. Includes both crowing fowl and non-crowing fowl.

Premises. Any dwelling, parcel of land, structure, residence, building, pen, corral, enclosure, fenced yard, or dog run.

Prezoning. The process or action by which cities are able to designate that portion of an unincorporated area for future annexation, with specific zoning districts which will apply upon annexation of the property to the City.

Primary Building. See Building, Primary.

Primary Use. See Use, Primary.

Private Recreational Facilities. Facilities including, but not limited to, country clubs, tennis and swim clubs, golf courses, racquetball and handball facilities, and commercial uses which are commonly associated and directly related to these uses.

Processing. A method that changes a material's nature, chemical composition, or physical qualities.

Professional Office. The office of a member of a recognized profession maintained for the conduct of that profession.

Prohibited Use. See Use.

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Project. The total development, including subdivision of land, within the boundaries as defined on the plan for development.

Project, Non-Subdivision. The total development, not including subdivision of land, within the boundaries as defined on the plan for development.

Projection. That part of a building or structure which extends beyond the main wall of a building, Property. A piece or parcel of land or real estate, including buildings and easements.

Public Areas. Parks, playgrounds, trails, paths, recreation areas, open spaces, scenic and historic sites, schools and other buildings and structures for public use.

Public Improvement. Any improvement or facility, together with the right-of-way necessary to provide transportation, drainage, utilities or other facilities that are usually owned, operated and/or maintained by a government agency.

Public Property. Property owned by a governmental agency or held open to the public, including, but not limited to, parks, streets, sidewalks and alleys.

Public Right-of-Way. An area or strip of land, either public or private, on which an irrevocable right of passage has been recorded for the use of vehicles or pedestrians or both.

Public Utility. An agency that provides electricity, gas, communications, transportation, water, sewage collection or other similar service deemed necessary for the public health, safety and welfare. See also Utility Service.
(Ord. 247, 1/15/2025)

§ 17.265.180. "Q" Definitions.

"Qualified Nonprofit Housing Corporation". Is a nonprofit housing corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low income families who participate in a special no-interest loan program.
(Ord. 247, 1/15/2025)

§ 17.265.190. "R" Definitions.

Real Estate Sign. A temporary sign advertising that a property or structure is for sale, lease, rent or exchange. The advertising contained on a real estate sign shall be limited to the following information:

1. That the property is for sale, lease, rent or exchange by the owner or his/her agent;
2. The property is in escrow or there is an "open house";
3. Directions to the property;
4. The owner's or agent's name, address and telephone number.

Reasonable Accommodation. In the land use and zoning context, reasonable accommodation means providing individuals with disabilities or developers of housing for people with disabilities with flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to provision of housing or service opportunities.

Recommending Authority. The person or body granted authority to review and make a

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recommendation of final action to the approval authority.

Recreation, Active. Leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed places, sites or fields.

Recreation, Passive. Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, card games, chess, checkers and other table games.

Recreational Vehicle. A vehicle which is either:

1. A motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational, emergency or other occupancy, that meets all of the following criteria:

2. A park trailer, as defined in California Health and Safety Code Section 18009.3.

Recreational Vehicle (RV) and Boat Storage. A facility for the storage of operative recreational vehicles or boats. A commercial facility provides storage of RV and boats for a fee.

Recyclable Material. Reusable material, including, but not limited to, metals, glass, plastic, paper and wood, intended for reuse, remanufacture or reconstitution for the purpose of being used in an altered form.

Recycled Water (or Reclaimed Water). Treated or recycled wastewater of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

Recycling Collection Facility. An attended facility for the acceptance, by donation, redemption, or purchase, of recyclable materials from the public.

Recycling Processing Facility. A facility for the collection and processing of recyclable material. Processing means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.

Reference Evapotranspiration. A standard measurement of environmental parameters which affect the water use of plants. Reference evapotranspiration factor is expressed in inches per day, month, or year as represented in the Guidelines, and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the maximum applied water allowances. Also known as "ETo."

Religious Facility. A building or structure, or groups of buildings or structures, that are primarily intended for conducting organized religious services and associated accessory uses. Church includes mosque, temple, synagogue, cathedral, or similar religious institutions.

Residential Care Facility.

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Unlicensed Residential Care Facility. Any family home, group home, group care facility, or similar facility, not required to be licensed by the state and operated as a single housekeeping unit, maintained and operated to provide 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily life or for the protection of the individual.

Licensed Residential Care Facility. Any family home, group care facility, or similar facility, licensed by the state, that is maintained and operated to provide 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily life or for the protection of the individual. A large licensed residential care facility serves seven or more clients, while a small licensed residential care facility serves six or fewer clients.

Resorts, Group Quarters, Group Camp. Any facility, place or building for the purpose of recreational activities, which may include overnight accommodations, or camp areas.

Restaurant. An establishment where food and drink are prepared and served.

Retail Sales. The selling of goods or merchandise not specifically listed under another land use, to the general public for personal or household consumption and rendering of services incidental to the sale of goods.

General. Retail establishments that sell goods or merchandise to the general public for profit. General retail stores may include specialized retail stores (see Retail, Specialized) but does not include adult businesses, medical marijuana dispensaries, or secondhand stores.

Specialized. Retail establishments that sell goods or merchandise to the general public for profit but that are focused exclusively on a limited line of related products. Examples include, but are not limited to, bicycle shops, flower shops, bookstores, music stores, gift shops, etc.

Reverse Vending Machine. An automated mechanical device which accepts one or more types of empty beverage containers and issues a cash refund or other type of redemption bonus. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine.

Rezoning. An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, intensity or regulation of uses allowed on a designated parcel or land area; an amendment to procedures regarding implementation of zoning regulations.

Ridgeline. A relatively narrow elevation that is prominent because of the steep angle at which it rises; an elongated crest, or series of crests, with or without individual peaks, significantly higher than the adjoining ground.

Right-of-Way. See Public Right-of-Way.

Rural Event Venue.

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Small. A facility located on rurally zoned land that provides a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups of 150 or less persons for such activities as meetings, parties, weddings, receptions, and dances.

Intermediate. A facility located on rurally zoned land that provides a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups of 250 or less persons for such activities as meetings, parties, weddings, receptions, and dances.

Large. A facility located on rurally zoned land that provides a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups of 500 or less persons for such activities as meetings, parties, weddings, receptions, and dances.

(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.265.200. "S" Definitions.

Scenic Highway. Any officially designated state or City scenic highway as defined in Streets and Highway Code, Sections 154 and 261, et seq.

School. Any institution of learning for public or private, which offers instruction in those courses of study required by the California Education Code, or which is maintained pursuant to standards set by the California Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school or any special institution of education.

School District. A district that serves as a unit for state financing and administration of elementary and secondary schools.

School, Store-front, business and professional, private. A storefront facility including but not limited to small fitness/dance studios, barber/cosmetology, and other similar uses.

School, Commercial. Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or art form for commercial purposes.

School, Private. Any building or group of buildings the use of which meets state requirements for elementary, secondary or higher education and which use does not secure the major part of its funding from any governmental agency.

School, Public or Private. Any location appearing in the California Department of Education School Directory as the location of a public or private school.

School, Secondary. Any school licensed by the state, authorized to award diplomas for secondary education.

Screening. A method of visually shielding or obscuring a structure or use from another by fencing, walls, berms or densely planted vegetation.

Secondhand Store. Retail establishment that buys and sells used products.

Self-Storage. A storage facility in which individual units are rented to the public. The term includes mini-storage and mini-warehouse.

Senior Center. An assembly building intended to provide nonresidential services for senior citizens.

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Senior Citizen. Any retired person over the age of 55 or any person over the age of 62 years.

Senior Citizen Housing Development. The definition is set forth in California Civil Code Section 51.3.

Service Station. A commercial facility that sells gasoline, diesel, or alternative fuel for the on-site fueling of individual vehicles. May include incidental "minor" maintenance and repair of automobiles and light duty trucks, vans, or similar size vehicles. May also be know as "fuel station" or "gas station." May also include a convenience store operated by the service station owner (see “Convenience Store.”)

Setback Line. The line that establishes the area of the property within which structures or other designated uses may be erected or placed.

Setback, Building. The required distance between the building and any lot line. See Figure 17.150.040-1 (Setback Designations).

Front. The required distance between the building and the front lot line.

Rear. The required distance between the building and the rear lot line.

Side. The required distance between the building and the interior side lot line.

Street Side. The required distance between the building and the side lot line adjacent to a public right-of-way.

Shared Housing Unit. One or more habitable rooms, not within another dwelling unit, that includes a bathroom, sink, refrigerator, and microwave, is used for permanent residence, that meets the "minimum room area" specified in Section R304 of the California Residential Code (Part 2.5 of Title 24 of the California Code of Regulations) and complies with the definition of "guestroom" in Section R202 of the California Residential Code. If a local ordinance further restricts the attributes of a shared housing building beyond the requirements established in this chapter, the local definition shall apply to the extent that it does not conflict with the requirements of Government Code Section 65915. For purposes of calculating a density bonus granted pursuant to this chapter for a shared housing building, "unit" means one shared housing unit and its pro rata share of associated common area facilities.

Shooting Range. An area or structure specially designed for the safe discharge and use of rifles, shotguns, pistols, silhouettes, skeet, trap, or any similar firearm for the purpose of sport shooting or military/law enforcement training.

Shopping Center. A parcel of land not less than three acres in size, on which there exists four or more separate business uses that have mutual parking facilities.

Sidewalk. A paved, surfaced, or leveled area paralleling and usually separated from the street, used as a pedestrian walkway.

Sight Visibility Area. The area established in accordance with the Public Works Department Standard 81 "Intersection Sight Distance."

Sign. Any device, display, fixture, painting, placard or structure, housing, including its component parts, which draws attention to an object, product, place, activity, opinion, person, institution, organization, or place of business, or which identifies or promotes the interests of any person, and which is to be viewed from any public street, road, highway, right-of-way or parking area.

Significant Resources. Any City, state or federal site which has significant or potentially

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significant social, cultural, historical, archaeological, recreational, or scenic resources, or which plays or potentially could play a significant role in promoting tourism. For the purposes of this article, the term "significant resources" shall include, but not be limited to, the following:

1. Scenic highways;
2. A corridor 500 feet in width adjacent to both sides of all highways within three-tenths of a mile of any regional, state or federal park or recreation area;
3. A corridor 500 feet in width adjacent to both sides of Grand Avenue from Corydon Road south to Clinton Keith Road, and adjacent to both sides of Clinton Keith Road from Interstate 15 to the City limits of the City of Murrieta;
4. A corridor 500 feet in width, measured from the edge of the right-of-way line adjacent to both sides of Interstate 15 extending from north City limits to south City limits.

Similar Use. A use that has the same characteristics as the specifically cited uses in terms of the following: trip generation and type of traffic, parking and circulation, utility demands, environmental impacts, physical space needs and clientele.

Single Housekeeping Unit. See Family.

Single Room Occupancy (SRO). A residential facility containing housing units that may have individual or shared kitchen and/or bathroom facilities and are guest rooms or efficiency units as defined by the California Health and Safety Code. Each housing unit is offered on a monthly rental basis or longer.

Single-Family Dwelling. See Dwelling, Single-Family.

Site. A parcel of land or contiguous parcels where land alterations or activities, including grading, clearing or construction, are performed or proposed.

Slope. The land gradient described as the vertical rise divided by the horizontal run and expressed in terms of percentage.

Smart Automatic Irrigation Controller. An automatic timing device used to remotely control valves that operate an irrigation system and which schedules irrigation events using either evapotranspiration (weather-based) or soil moisture data.

Solar Farm. A solar facility which is developed for purposes of generating solar power for purchase or sale, regardless of size or scale. Power generated from such fields is supplied to an electric distribution system for use by a utility service or energy provider with electric energy for wholesale or retail sale or use. A commercial solar field can be one of several solar technologies including, but not limited to, concentrating solar power (CSP), photovoltaics (PV) or concentrating photovoltaics (CPV). A solar farm does not include small-scale solar systems designed to provide electricity directly to a user on the same site, where the system is designed only to service the peak energy demand of the on-site user.

Special Landscape Area. An area of the landscape dedicated solely to edible plants such as orchards and vegetable gardens; areas irrigated with recycled water; water features using recycled water; and areas dedicated to active play where turf provides a playing surface, such as parks, sports fields, and golf courses.

Specific Plan. A plan for the long-range development of properties, consistent with the local General Plan, regulating such things as uses permitted, density allowances, and distribution of uses and services, and including a program for the implementation of the plan.

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Specific, Adverse Impact. The definition is set forth in California Government Code Section 65589.5(d)(2).

Stable, Horse. Riding academy, or any place where horses are rented or held for rent to the public, or where such horses are stabled, kept, or maintained for a fee, or where horses are boarded or cared for by a person or persons other than their owner.

Staff. The staff of the various departments or divisions of the City of Wildomar.

Standard. A rule or measure establishing a level of quality or quantity that must be complied with or satisfied; requirements of Title 17 regarding building and development specifications such as minimum lot area, height limit, frontage, landscaping and floor area ratio.

State Law(s). All laws and regulations of the State of California.

State Outdoor Advertising Permit. A permit required and issued for an outdoor advertising display by the state under the Outdoor Advertising Act (California Business and Professions Code Section 5200 and following).

Steep Slope. Land with a natural gradient of at least 25% (25 feet of vertical distance for every 100 feet of horizontal distance) and a vertical elevation of at least 50 feet.

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

Street Improvements. Any or all concrete curbs, gutters, sidewalks, driveway approaches and drainage structures; asphalt curbs; asphalt paving; connecting pavement; and related improvements such as back-filling and preparation of the road surface to rough grade, and the placement of paving.

Street, Private. A street that has not been accepted by the City or other governmental entity.

Structure. Anything constructed or erected which requires location on the ground or attached to something having a location on the ground, but not including fences or walls used as fences six feet or less in height. All buildings are structures.

Structure, Accessory. A structure which is detached from the main building on a parcel or lot, the use of which is incidental to that of the primary building.

Structure, Temporary. A structure without a foundation which is capable of being moved.

Subdivision. The division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, as defined in Section 66424 of the Subdivision Map Act.

Supportive Housing. Dwelling units with no limit on the length of stay, that are occupied by the target population as defined in California Health and Safety Code Section 50675.14, and that are linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community.

Surface Area. Area of a sign as measured by the smallest geometric form such as a square, rectangle, triangle, or circle, or combination thereof, which will encompass the face of the sign on which the message is displayed.

Swap Meet. Any indoor or outdoor place, location, or activity where new or used goods are offered for sale or exchange to the general public by a multitude of vendors, usually in compartmentalized spaces. The term swap meet is interchangeable with and applicable to flea

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markets, auctions, open air markets or other similar activities, but the term does not include a supermarket, department store or typical retail operations.
(Ord. 247, 1/15/2025; Ord. 253, 9/10/2025)

§ 17.265.210. "T" Definitions.

Target Population. Persons with lower incomes, as defined in Health and Safety Code Section 50675.14, who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (California Welfare and Institutions Code Sections 4500, et seq.) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Telecommunications Service Provider. The private sector entity that is responsible for providing wireless communication to the general public or the private sector entity that owns or operates a wireless communication facility.

Temporary Event. An individual event held either indoors or outdoors not to exceed six times per calendar year to which the public is invited with or without charge. Temporary events include, but are not limited to, the following: music festivals, stage and/or theatrical shows, sports events, fairs and/or carnivals, rodeos, automobile sales, off-road vehicle sales, animal sales, heavy equipment auctions and tent revival meetings. Temporary events are classified as follows:

1. "Major event" means a temporary event which 2,000 or more people are expected to attend.

2. "Minor event" means a temporary event which less than 2,000 are expected to attend.

Temporary Sign. A sign that is not intended to be permanent. Temporary signs shall not be constructed or erected upon a permanent foundation or attached to a sign structure having a permanent foundation. Temporary signs shall include noncommercial signs (including noncommercial signs during an election period), real estate signs, yard or garage sale signs or event signs. All other commercial signs, not constructed or erected upon a permanent foundation, are prohibited by this chapter. If the sign is constructed or erected on a permanent foundation, it is regulated by Chapter 17.180 (Signs).

Temporary Use. All uses of a short-term nature or fixed duration listed in this chapter, which last for a duration of two days or longer and do not require permanent construction and which are approved with a specific time limit. Temporary uses include, but are not limited to, the following: seasonal sales, such as Christmas tree or Halloween pumpkin lots, temporary parking lot dining for established restaurants, and other temporary activities that the Community Development~~Planning~~ Director determines are similar in nature and intensity to those identified in this section.

Temporary Use. Special events which, by their nature, are non-recurring and which continue for a limited period of time. Temporary uses may occur indoors or outdoors, on improved or unimproved property and should be consistent with the zone for that property and its uses.

Terrace. A level, landscaped and/or surfaced area, also referred to as a patio, directly adjacent to a primary building at or within three feet of finished grade and not covered by a permanent roof.

Time/Temperature Sign. An electronic or mechanical device that shows time and/or temperature but contains no business identification or advertising.

Total Units (or total dwelling units or total rental beds). Units added by a density bonus awarded

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pursuant to this chapter or any local law granting a greater density bonus are not included.

Tower. A structure that supports, holds, or contains equipment that sends and/or receives wireless communication signals, including, but not limited to, antennas.

Toxic Substances. Any combination of contaminants, including disease-carrying agents, that, after discharge and upon exposure, ingestion, inhalation, or assimilation into any organism, can cause death or disease, mutations, deformities or malfunctions in such organisms, or their offspring, and that adversely affect the environment.

Tract Map. A map showing a subdivision of five or more parcels for which a tentative and final map are required by the Subdivision Map Act, prepared in accordance with the provisions of the Subdivision Map Act, and designed to be filed for recordation in the Office of the County Recorder.

Transit. The conveyance of persons or goods from one place to another by means of a public transportation system.

Transitional Housing. Dwelling units configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months from the beginning of assistance.

Transportation Station. A place where transfer between modes of transportation takes place; a terminating point where goods are transferred from a truck to a storage area or to another form of transportation.

Turf. The groundcover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermuda grass, Kikuyu grass, Seashore Paspalum, St. Augustine grass, Zoysia grass, and Buffalo grass are warm-season grasses. (Ord. 247, 1/15/2025)

§ 17.265.220. "U" Definitions.

Underground Facility. Any facility or structure built completely below grade to be used for storing personal property of the property owner such as a root cellar or a wine cellar or serving as a shelter or bunker for safety purposes in the event of a disaster, either natural or man-made. No underground facility may be rented for any purpose.

Urgent Care Clinics. A business that provides medical care for illnesses or injuries which require prompt attention but are typically not of such seriousness as to require the services of an emergency room.

Use. The purpose or activity for which land or buildings are designed, arranged or intended or for which land or buildings are occupied or maintained.

Use, Accessory. A use incidental to and customarily associated with a specific primary use, located on the same lot or parcel.

Use, Primary. The principal or predominant use of any lot or parcel.

Utility. See Public Utility.

Utility Services. The generation, transmission and/or distribution of electricity, gas, communications and water; the collection and treatment of sewage and solid waste; and the provision of mass transportation.

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(Ord. 247, 1/15/2025)

§ 17.265.230. "V" Definitions.

Variance. A grant of relief from the requirements of Title 17 which permits construction in a manner that would otherwise be prohibited by Title 17.

Vehicle Body Repair, Paint or Restoration. A commercial use often referred to as a body and fender shop through which damaged or wrecked vehicles are repaired or restored.

Vehicle Dismantling. See Vehicle Wrecking.

Vehicle Leasing and Rental. A business whose primary purpose is to provide vehicles to serve customer transportation needs. Such vehicles may include automobiles, trucks, bicycles, motorcycles, trailers and/or recreational vehicles.

Vehicle Repair, Major. A facility which provides heavy repair of vehicles and/or trucks including, but not limited to, body and fender repair, automotive painting, transmission and/ or engine rebuilding, or other repair services which include the removal of major automotive mechanical components of a vehicle.

Vehicle Repair, Minor. A facility which provides light repair of vehicles and/or light trucks, including, but not limited to, engine tune-up, oil change, brake repair and replacement, muffler replacement, and the sale and/or installation of tires, batteries, and accessories.

Vehicle Sales. A facility for the display and sale of new or used automobiles, light trucks, vans, trailers or recreation vehicles and including any vehicle preparation or repair work conducted as an accessory use in designated buildings.

Vehicle Storage Lot. A parcel or parcels of land utilized for long-term or short-term vehicle storage, including cars, motorcycles, trucks, light trucks and/or recreational vehicles.

Vehicle Wrecking. The dismantling and parting out of motor vehicles or trailers, or the storage and/or sale of dismantled or wrecked motor vehicles or their parts.

~~Vending Pod. A site containing one or more vending vehicles and associated amenities on private property.~~

Vending Vehicle. A motorized device or vehicle by which any person or property may be propelled or moved upon a highway or street, or which may be drawn or towed by a self-propelled, motorized vehicle, from which food or food products are sold, offered for sale, displayed, bartered, exchanged, or otherwise given. Vending vehicle shall not include a device moved exclusively by human power.

Very Low Vehicle Travel Area. An urbanized area, as designated by the United States Census Bureau, where the existing residential development generates vehicle miles traveled per capita that is below 85% of either regional vehicle miles traveled per capita, or City vehicle miles traveled per capita. For purposes of this paragraph, "area" may include a travel analysis zone, hexagon, or grid. For the purposes of determining "regional vehicle miles traveled per capita" pursuant to this paragraph, a "region" is the entirety of incorporated and unincorporated areas governed by a multicounty or single-county metropolitan planning organization, or the entirety of the incorporated and unincorporated areas of an individual county that is not part of a metropolitan planning organization.

Veterinary Clinic. A place where animals are given medical care and where the boarding of animals is limited to short-term care incidental to the medical care.

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Video Display Sign. A sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression or frames which give the illusion of motion, including, but not limited to, the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including electronic changeable copy signs.
(Ord. 247, 1/15/2025)

§ 17.265.240. "W" Definitions.

Wall. The vertical exterior surface of a building; vertical interior surfaces that divide a building's space into rooms; fences made of block or stucco, or similar permanent material.

Warehouse. A building used primarily for the storage of goods and materials.

Water Feature. A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscaped area. Constructed wetlands used for on-site wastewater treatment, habitat protection, or storm water best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features.

Watercourse. A lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Wheel Stops. Permanent devices that block the front wheels of a vehicle in a parking stall.

Wireless Communication Facilities. Facilities that send and/or receive personal wireless communication signals, including, but not limited to, antennas, microwave dishes or horns, antenna structures, towers, equipment enclosures and the land upon which they are all situated. Wireless communication facilities are classified as follows:

1. "Concealed wireless communication facility" is a facility blended into the environment so as not to be seen at all or, if seen, not to be recognized as a wireless communication facility. A concealed wireless communication facility includes, but is not limited to, architecturally screened roof-mounted facilities, façade-mounted design feature facilities, clock tower facilities and entry statement signage facilities. The Community Development ~~Planning~~ Director shall make the final determination as to whether a facility under review constitutes a concealed wireless communication facility.

2. "Disguised wireless communication facility" is a facility designed and sited so as to be minimally visually intrusive. A disguised wireless communication facility includes, but is not limited to, disguised palm trees (monopalms), disguised pine trees (monopines), disguised ball field light poles, disguised flag poles, disguised water towers, disguised street lights, disguised electric utility poles, suspended wire antennas and painted poles located within a grove of live trees. The Community Development~~Planning~~ Director shall make the final determination as to whether a facility under review constitutes a disguised wireless communication facility.

3. "Co-located wireless communication facility" is a facility owned by one telecommunication service provider that is attached to an existing facility owned by a

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different telecommunication service provider. The Community Development~~Planning~~ Director shall make the final determination as to whether a facility under review constitutes a co-located wireless communication facility.

4. "Other wireless communication facility" is a facility that is not concealed, disguised or co-located.

(Ord. 247, 1/15/2025)

§ 17.265.250. "X" Definitions.

(Ord. 247, 1/15/2025)

§ 17.265.260. "Y" Definitions.

Yard. The open space between a lot line and the required building setback line. Yards shall be unobstructed from the ground to sky. See Figure 17.150.040-1 (Setback Designations).

Front. A yard extending across the full width of the lot between the side lot lines and between the front lot line and the front setback line. The front lot line shall be deemed to be the existing nearest right-of-way line of the abutting street, road or highway, unless a different right-of-way line for future use shall have been precisely fixed by law or ordinance, or by formal action of the City Council pursuant to law or ordinance, in which event the front lot line shall be deemed to be such different right-of-way line. In the event of multiple adjacent rights-of-way in residential zones, the front of the lot shall be that portion of the lot adjacent to the lowest classification of roadway as established in the General Plan Circulation Element. For all other land use districts, the front of a lot with multiple adjacent rights-of-way shall be that portion of the lot adjacent to the highest classification of roadway as established in the General Plan Circulation Element (unless otherwise established by the General Plan). In the event that more than one adjacent right-of-way are of the same classification, building orientation shall determine the front yard in all zones.

Rear. A yard extending across the full width of the lot between the side lot lines and measured between the rear lot line and the rear setback line. Where a rear yard abuts a street, it shall meet the front yard requirements of the district.

Side. That portion of a lot adjacent to a property line that is not a front or rear yard as defined herein.

Street Side. A side yard adjacent to a public right-of-way.

Youth Center. Any facility that is operated by a public agency or non-profit entity with the sole purpose of providing educational and/or recreational services to minors. Dance studios, gymnasiums, martial arts studios, or other similar uses that provide services to both adults and minors shall not be considered a youth center.

(Ord. 247, 1/15/2025)

§ 17.265.270. "Z" Definitions.

Zone. The delineation of districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

Zone District. A designated section of the City for which prescribed land use requirements and building and development standards are uniform.

Zoning Map. The map or maps that are a part of a zoning ordinance that delineate the boundaries

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of zone districts.
(Ord. 247, 1/15/2025)

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CITY OF WILDOMAR
PLANNING COMMISSION - SPECIAL MEETING
PUBLIC HEARING
Agenda Staff Report # 2.2
Meeting Date: April 22, 2026

SUBJECT: Development Code Amendment No. 2026-02 (Metal Shipping Storage Containers) - Public Hearing for PC Resolution 2026-04, recommending an ordinance to amend the Wildomar Municipal Code

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:
Staff recommends to continue this item off-calendar.