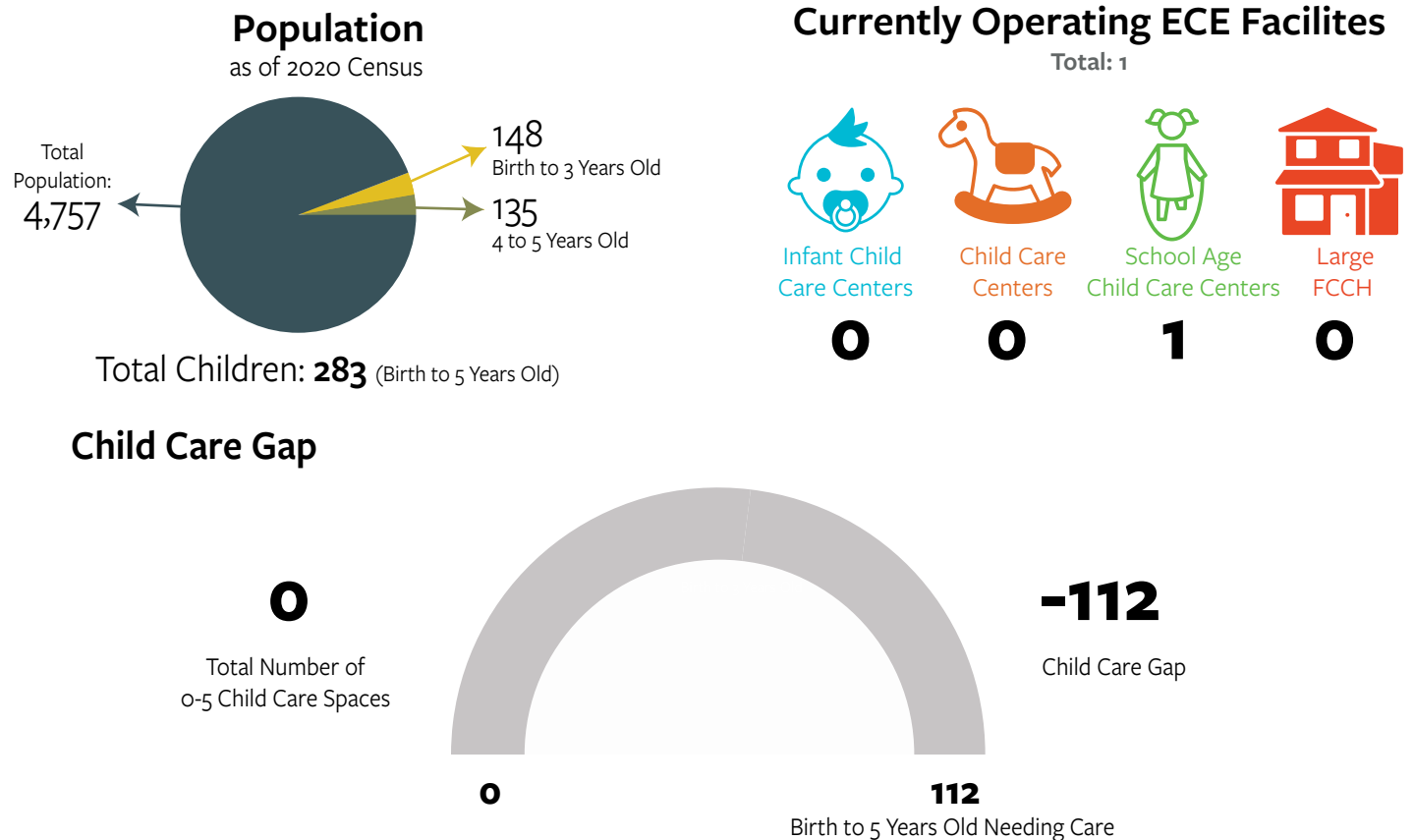


Establishing a Child Care Facility - Guide to Zoning and Permitting

In 2021, Riverside County ranked 56 out of 58 for the availability of child care. This severely limits working families access to quality, safe, and healthy licensed child care spaces. The fact sheet below (with data self-reported through a survey conducted in 2023) provides a snapshot of current child care zoning, permitting and fees in each jurisdiction with the goal of helping guide changes to support and improve access to child care.

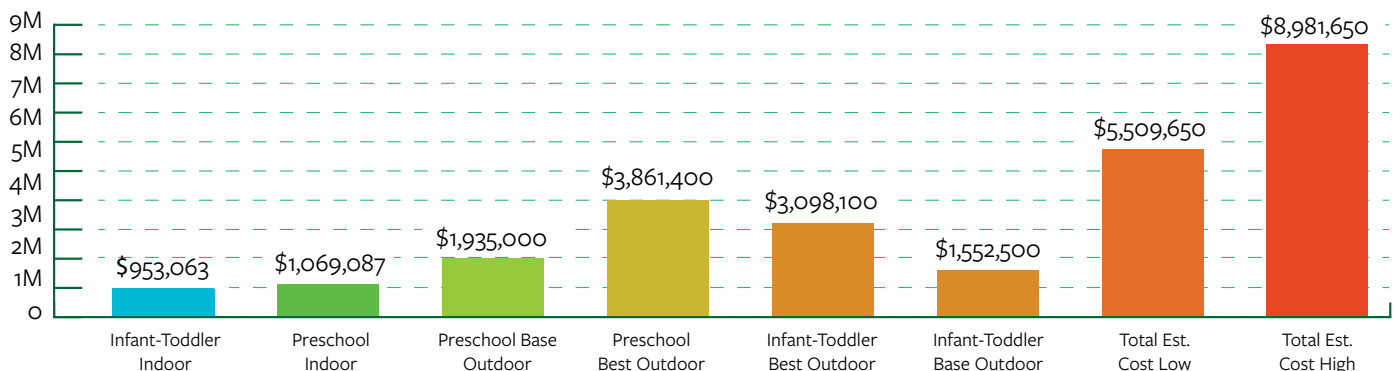
Riverside County Population Census 2020: 2,418,177

City of Indian Wells by the Numbers:



Estimated ECE Facility Cost 2021

(Average new construction sq. ft. per child is about 110 sq. ft.)



Zones where Child Care Centers are Allowed and Not Allowed

Zone	Residential	Commercial	Industrial	Mixed-Use	Other/Notes
Allowed By-Right (with an Administrative Permit)	✓	—	—	—	—
Prohibited	—	—	—	—	Sports Complex Zone, Watercourse Zone, Open Space Zone, Natural Preserve Zone
Zones where child care is allowed with a Conditional (Discretionary) Use Permit	✓	✓	—	—	Public Facility Zone

About the Permit Application Process

Approximate Timeline	0 - 6 weeks
Noise Requirements	Residential exterior noise level at 55dBA
Landscaping Requirements	Residential ground cover 80% of front yard
Parking Requirements	Office parking - 4 spaces per 1000 sq. ft. Residential on case by case basis based on size of day care
Traffic Requirements	Unless its a new development, traffic is already accounted for
Setback Requirements	New commercial daycare structures shall conform to underlying zoning requirements https://library.qcode.us/lib/indian_wells_ca/pub/municipal_code/item/title_21
Other	Fire and Department of Social Services Clearances. Overall unless its a brand new building being built for daycare center, offices within existing office spaces or residences will have an easier entitlement process
Requirements to Obtain a Child Care Center Clearance From the Fire Department	<ul style="list-style-type: none"> The County Fire department will need to review/approve their application (https://www.rvcfire.org/services/permits) as well as schedule an inspection Check with the County Fire Department for family child care home

About the Permit Hearing Process

Permit Hearing Caused By	Conditional Use Permit (CUP) Process Any variances, if requested
Hearing Conducted By	Planning Department
Notification of Hearing	Property owners within a 300-foot radius of the location of the child care center
Approves or Denies the Permit	Planning Commission and City Council
Appeal Process	<p>Step 1: Planning Commission denies CUP application</p> <p>Step 2: Appeal application is submitted and paid for</p> <p>Step 3: Hearing with City Council is held, and decision to uphold denial or reverse decision to approval is made</p>

Child Care Centers Costs and Fees*

Permit Hearing Costs:	\$1,818.98
Business License Fee:	\$117
Planning Permit Fees:	Fee 1 - Business License - City Home Occupation: \$117
	Fee 2 - Business License - Professional Office: \$114
	Fee 3 - Planning staff review fee:
	Fee 4 - Inspection fee: \$505 - residential \$2,440 - Commercial/1000 sq. ft.
	Fee 5 - Conditional Use Permit: \$7,698.65 - Commercial \$3,491.16 - Residential + \$449.75 for Categorical Exemption

*Estimate as of September 2023. Additional fees may apply, for more information review Helpful Contacts.

Zones Where Family Child Care Homes are Allowed and are Not Allowed

Zones	Residential	Commercial	Industrial	Mixed-Use	Other/Notes
Allowed By-Right	—	—	✓	✓	—
Prohibited	✓	✓	—	—	—

State law SB 234 requirements which exempt small and large family child care home from any licenses, permits, home occupation permits, or fees ([Child Care Law Center’s Fact Sheet](#). [Frequently Asked Questions: SB 234: The Keeping Kids Close to Home Act — Child Care Law Center](#)).

Find out where your city is with SB 234 implementation

	Non-Compliant	Compliant
FCCH Allowed in Residential	✓	—
FCCH Business License Fee Not Required	✓	—
Fire Department Permit Clearance and Fees for FCCH Not Required	✓	—

Costs and Fees*

FCCH Business License Fee: \$117

General Plan

Next Update to the General Plan	1 – 2 years
Child Care Included In General Plan	Yes

Additional Information

Indian Wells Permit Hub, City of Indian Wells - <https://tinyurl.com/3dj8da9a>

City of Indian Wells General Plan - <https://tinyurl.com/3dkbyfec>

Quick & Helpful Contacts*

	Planning Dept	Building Dept	Community Development	Build Up Riverside County
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*View website for updated contact information