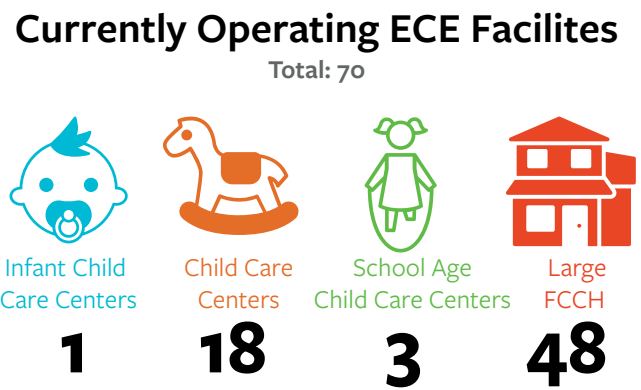
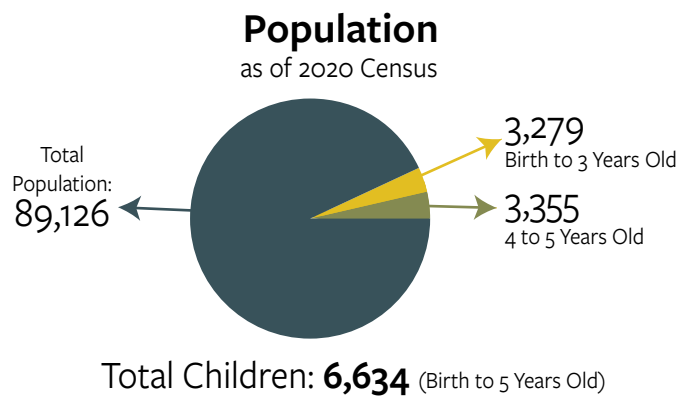


Establishing a Child Care Facility - Guide to Zoning and Permitting

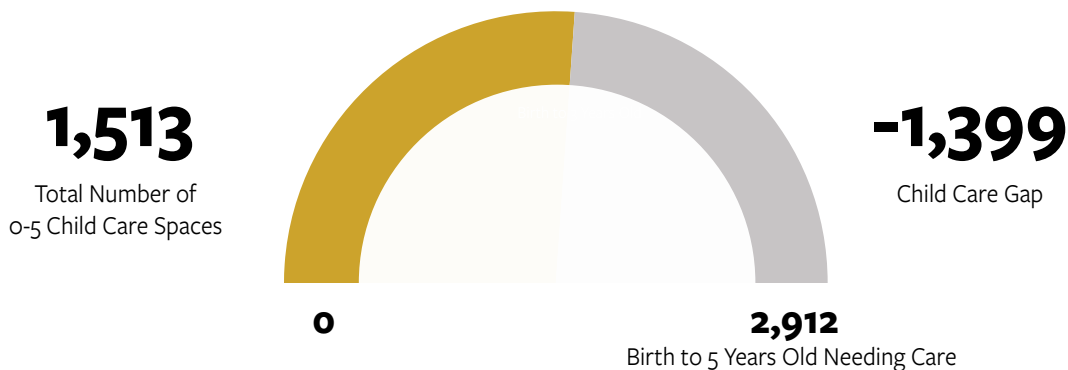
In 2021, Riverside County ranked 56 out of 58 for the availability of child care. This severely limits working families access to quality, safe, and healthy licensed child care spaces. The fact sheet below (with data self-reported through a survey conducted in 2023) provides a snapshot of current child 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 Indio by the Numbers:

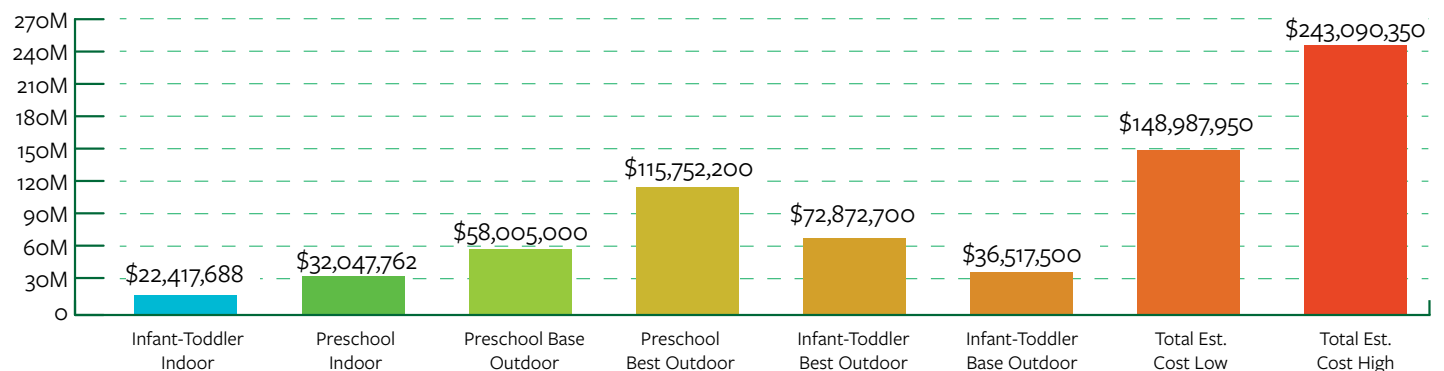


Child Care Gap



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 are Not Allowed

Zones	Residential	Commercial	Industrial	Mixed-Use	Other/Notes
Allowed By-Right (with an Administrative Permit)	✓	—	—	—	—
Prohibited	—	—	✓	—	Resource Recovery
Zones where child care is allowed with a Conditional (Discretionary) Use Permit	—	—	—	—	No CUP required

About the Permit Application Process

Approximate Timeline	3 - 6 months
Noise Requirements	Comply with IMC 95C
Landscaping Requirements	Comply with Landscaping Requirements of Unified Dev. Code
Parking Requirements	Comply with Parking Requirements of Unified Dev. Code
Traffic Requirements	Not applicable
Setback Requirements	Comply with Building Setback Requirements of Unified Dev. Code
Requirements to Obtain a Child Care Center Clearance From the Fire Department	<ul style="list-style-type: none"> • Fire inspection is needed for a business license. • If there are tenant improvements to a space, fire approval is needed as part of the building permit process

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: Notice of Decision</p> <p>Step 2: Filing of appeal with fee payment within specified timeframe</p> <p>Step 3: Processing of appeal and staff report production</p> <p>Step 4: Public notice and conduct of appeal hearing</p>

Child Care Centers Costs and Fees*

Permit Hearing Costs:	\$2,258
Business License Fee:	\$60-\$600 based on gross receipts of business
Planning Permit Fees:	Administrative Use Permit, \$3,763

*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	—	✓	✓	—	Resource Recovery

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 \$60-\$600 based on gross receipts of business

General Plan

Next Update to the General Plan	More than 6 years
Child Care Included In General Plan	Yes

Additional Information

Indio expects to be compliant with SB 234 within the next six months
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Quick & Helpful Contacts*

	Planning Dept	Building Dept	Community Development	Build Up Riverside County
Name	Kendra Reif	Sal Lujan	Kevin H Snyder	Andrea Del Valle
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Phone	(760) 391-4086	(760) 391-4110	(760) 776-0229	(951) 870-8112
Website	https://tinyurl.com/36rmjefv	https://tinyurl.com/36swanmy	https://tinyurl.com/4fww9zdk	https://tinyurl.com/mwe7jj29

*We thank each jurisdiction for completing the survey. If you have any questions about this profile, please contact them directly. View the website for updated contact information.