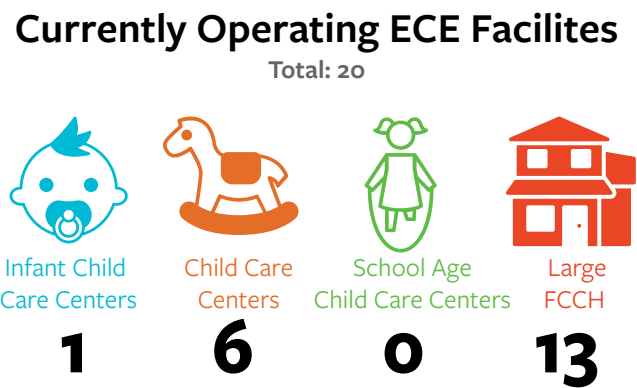
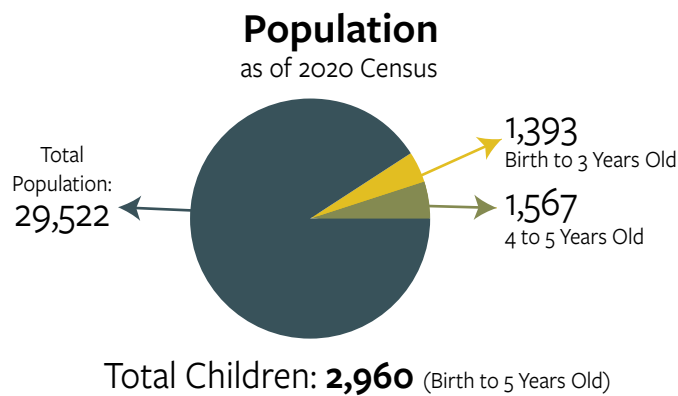


Establishing a Child Care Facility - Guide to Zoning and Permitting

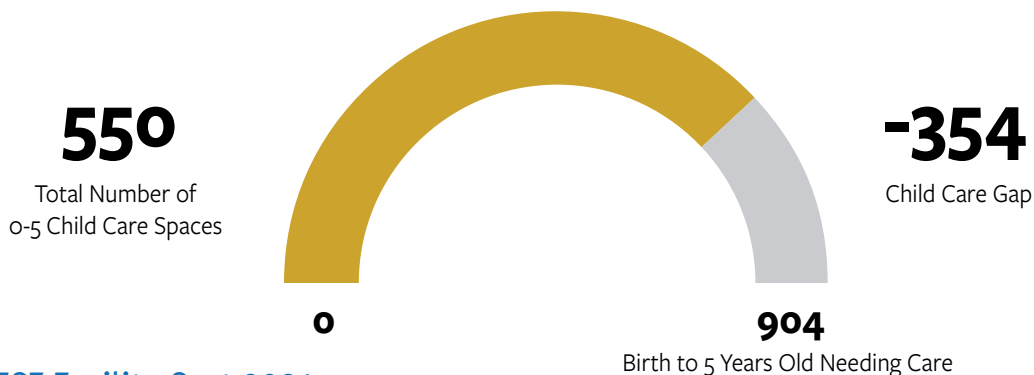
In 2021, Riverside County ranked 56 out of 58 for the availability of child care. This severely limits working families access to quality, safe, and healthy licensed child care spaces. The fact sheet below (with data self-reported through a survey conducted in 2023) provides a snapshot of current child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

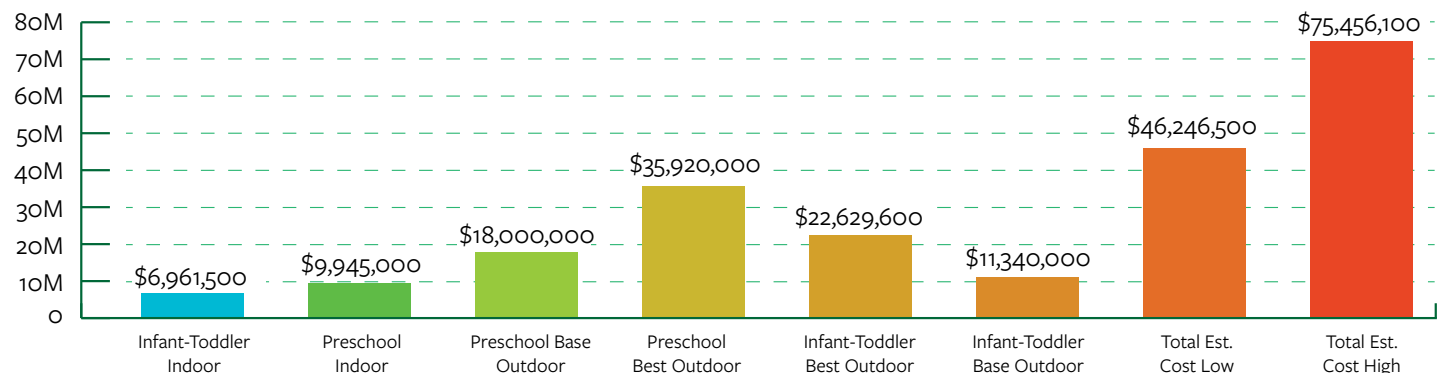


Child Care Gap



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 Not Allowed

Zone	Residential	Commercial	Industrial	Mixed-Use	Other/Notes
Allowed By-Right (with an Administrative Permit)	✓	—	—	—	Business Park
Prohibited	—	—	✓	—	
Zones Where Child Care is Allowed with a Conditional (Discretionary) Use Permit	—	✓	—	—	

About the Permit Application Process

Approximate Timeline	o - 6 weeks
Noise Requirements	Must conform to threshold for the zone in which it is located
Landscaping Requirement	Must be consistent with neighbors or of higher quality
Parking Requirements	On-site turnaround or separate ingress/egress with designated passenger loading space
Traffic Requirements	None
Setback Requirements	Outdoor recreation of 75 sq. ft. per child is required in rear setback area
Other	Large facilities must be separated by at minimum of 500 feet
Requirements to Obtain a Child Care Center Clearance From the Fire Department	Must contain fire extinguishers, smoke detectors, meet all Building Code and Fire Code provisions, as well as all standards required by the office of the Fire Marshall

About the Permit Hearing Process

Permit Hearing Caused By	Conditional Use Permit (CUP) Process
Hearing Conducted By	Community Development/Planning
Hearing Notification	Applicant, property owner, residents within 300 feet, anyone who reads the published public notice
Who Approves or Denies the Permit	Planning Commission for CUP, Finance for Business License (B/L)
Appeal Process	Planning Commission decision can be appealed to City Council within 10 business days

Child Care Centers Costs and Fees*

Permit Hearing Costs:	\$1,895
Business License Fee:	\$15/child 1-6, additional \$2 for each child
Planning Permit Fees:	Residential - Site Plan Review \$890, Home Occupation
	Commercial - CUP \$4,888
	Commercial - Building Permit - Tenant Improvement (TI) dollar amount varies on valuation, Certificate of Occupancy (C of O)
	Commercial - Business License, \$15/yr 1-6 children (\$2/add child)

**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 was not provided

General Plan

Next Update to the General Plan	Next update will be in 6-12 months
Child Care Included In General Plan	Yes

Additional Information

The Housing Element was adopted in October 2021, but is not yet certified by HCD
Section 17.08.060 of the Banning Municipal Code contains additional standards for day care centers

Quick & Helpful Contacts*

	Planning Dept	Building Dept	Community Development	Build Up Riverside County
Name	Emery Papp	Contract Building Official	Adam Rush	Andrea Del Valle
Email	epapp@banningca.gov	BuildingandSafety@banningca.gov	arush@banningca.gov	adelvalle@liifund.org
Phone	(951) 922-3152	(951) 922-3120	(951) 922-3125	(951) 870-8112
Website	Planning (banningca.gov)	Building & Safety (banningca.gov)	Community Development (banningca.gov)	buildupca.org/riverside

*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.