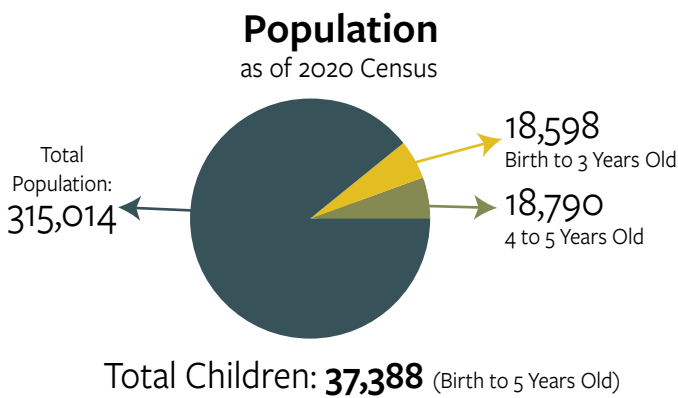


Establishing a Child Care Facility - Guide to Zoning and Permitting

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.

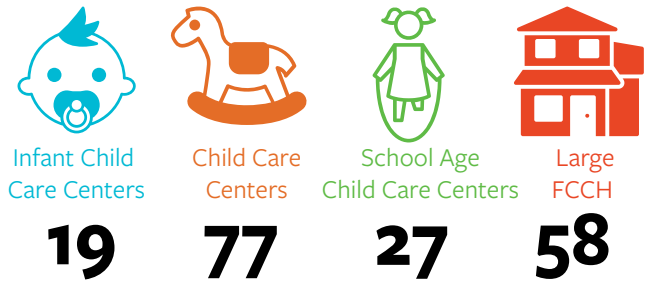
Riverside County Population Census 2020: 2,418,177

City of Riverside by the Numbers:

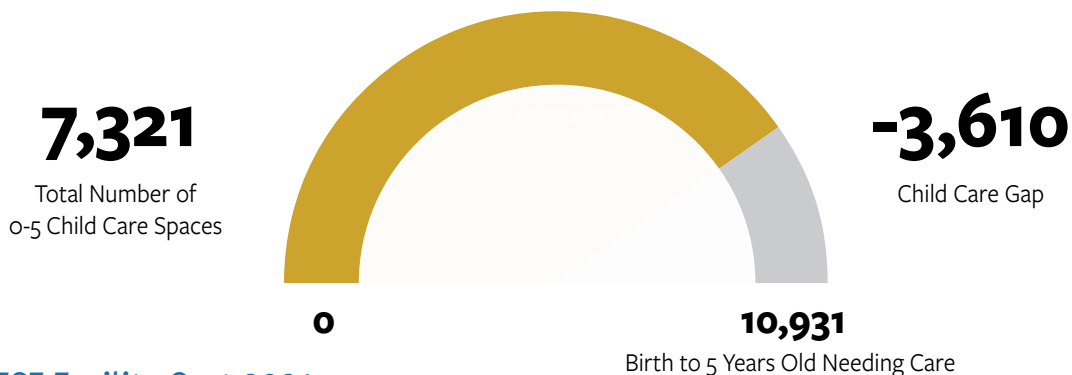


Currently Operating ECE Facilities

Total: 181

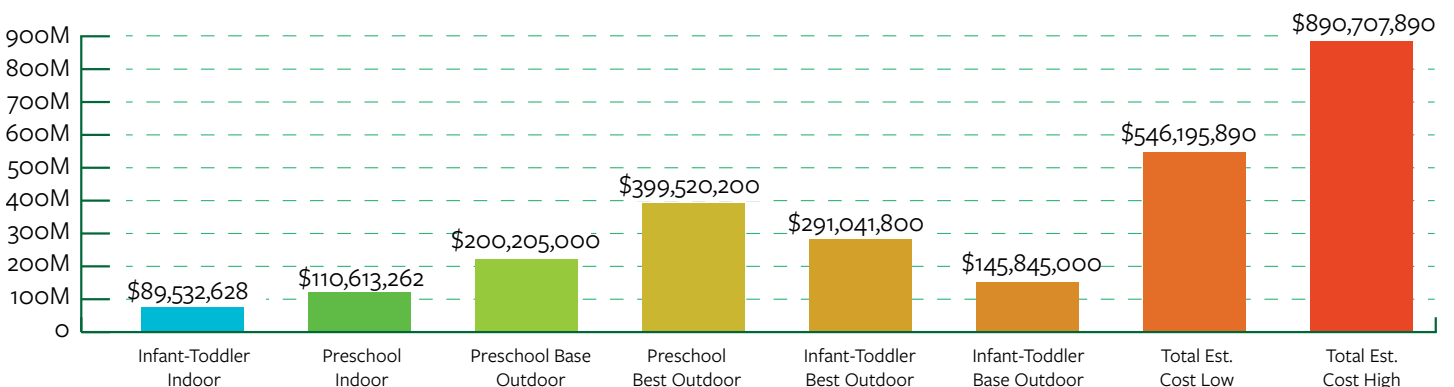


Child Care Gap



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)	—	—	—	—	—
Prohibited	✓	—	✓	—	Clarification on prohibited residential zones and industrial zones (Residential Conservation, Residential Agriculture, R-4 Multi - Family, Industrial, Airport Industrial)
Zones where child care is allowed with a Conditional (Discretionary) Use Permit	✓	✓	✓	✓	—

About the Permit Application Process

Approximate Timeline	3 - 6 months
Noise Requirements	As applicable, indoor and outdoor play areas that satisfy the requirements of the State daycare licensing agency shall be provided. Any outdoor play area shall be adjacent to the center and accessible through the center itself. The outdoor play area shall be enclosed by a natural barrier, wall or fence a minimum of five feet in height. If located adjacent to residentially zoned property, the separating barrier, wall, or fence shall be of solid construction. Said outdoor play area shall not be allowed in any required front, side or rear yard setbacks and shall be located and designed so as to reduce noise impacts on adjacent properties. All such facilities shall have screened and buffered outdoor play and activity areas from adjacent uses and shall comply with the City’s noise regulations, as set forth in Chapter 19.590 (Performance Standards) and Title 7 of the Riverside Municipal Code to minimize noise impacts
Landscaping Requirements	Landscape requirements of zone, reference Noise section for additional requirements of play area
Parking Requirements	1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons at facility capacity, 10. Parking may be provided on the same lot or within 300 feet of the subject site. Parking shall not be located in any required front yard setback. An adequate on-site loading/unloading area shall be provided that can be easily accessed from the child day care center without crossing any driveways or streets. This area may be counted toward the required parking. Clearly designated pedestrian walkways shall be provided
Traffic Requirements	All such facilities shall have direct access to a public street with adequate access to a collector or arterial street system., The pick-up and drop-off of children from vehicles shall only be permitted on the site’s driveway or parking area. A facility with access from an arterial street, as designated by the General Plan, must provide a paved drop-off/pick-up area designed with on-site parking and maneuvering to allow vehicles to pick-up/drop-off children and exit the site without backing out onto the arterial street
Setback Requirements	Setbacks of the zone for new construction, reference Noise above for outdoor play areas and setbacks
Other	All such facilities shall be located at least 600 feet away from an existing day care center, as measured from the nearest building wall containing the day care center use to the property line of the property containing the same use. Reference: Chapter 19.290 - https://tinyurl.com/3pkjz2um
Requirements to Obtain a Child Care Center Clearance From the Fire Department	<ul style="list-style-type: none"> • Fire Inspection Fees: https://tinyurl.com/4j7r9xy6 • Building Permit - Depending on improvements made to property and occupancy type • Fees: https://tinyurl.com/yke7s9yb

About the Permit Hearing Process

Permit Hearing Caused By	Conditional Use Permit (CUP) Process
Hearing Conducted By	Planning Commission
Notified of Hearing	Property owners within a 300 foot radius
Approves or denies the permit	Planning Commission - Community & Economic Development Department - Planning Division
Appeal Process	<p>Step 1: Submit an appeal and fee application to City Clerk. Any person aggrieved or affected by a decision of an Approving Authority may appeal that decision to the designated Appeal Authority. All appeals shall be submitted in writing to the Planning Division, in duplicate, identifying the action being appealed and specifically stating the basis or grounds of the appeal</p> <p>Step 2: Timing: Appeals shall be filed within ten calendar days following the date the Approving Authority announces its determination on the matter for which an appeal is made and shall be accompanied by a filing fee as established by City Council resolution. If the tenth day is on a weekend or holiday the appeal is extended to the end of the next regular business day (Note: one exception to the ten-day appeal period is for temporary use permits where the appeal period is two business days)</p> <p>Step 3: Staff review of appeal and preparation of City Council reports and required public hearing notices.</p> <p>Step 4: Public Hearing: An appeal hearing shall be conducted at a public meeting on a date mutually agreed upon by the person filing the appeal, the applicant and the City. Notice of hearing for the appeal shall be provided pursuant to noticing requirements of Chapter 19.670 (Public Hearings and Notice Requirements)</p> <p>Other: Each appeal shall be considered de novo (new), even if the appeal is withdrawn, and the Appeal Authority may reverse, modify or affirm the decision in regard to the entire project in whole or in part. In taking its action on an appeal, the Appeal Authority shall state the basis for its action. The Appeal Authority may approve (in full or in part), conditionally approve (in full or in part), modify or deny (in full or in part) and may modify, delete or add such conditions as it deems necessary. The Appeal Authority may also refer the matter back to the original Approving Authority for further action</p>

Child Care Centers Costs and Fees*

Permit Hearing Costs:	\$2,529
Business License Fee:	Starts at \$151 - child care services varies on the gross receipts received or expected to receive in 12 months of business.
Planning Permit Fees:	Fee 1 - \$864 - Day Care Permit
	Fee 2 - \$8,615 - Conditional Use Permit

*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: \$0

General Plan

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

Additional Information

Business License - <https://tinyurl.com/2p9e6hrb>

General Plan - <https://tinyurl.com/2mh7n6ew>

Fire inspection required for Family Day Care as part of Community Care Licensing process. <https://tinyurl.com/4vw8u6mt>

Quick & Helpful Contacts*

	Planning Dept	Building Dept	Community & Economic Development	Build Up Riverside County
Name	Front Counter: Katie Dunlap, Michelle Rivera, Andrew Medrano	Patricia Link	Jennifer Lilley	Andrea Del Valle
Email	CDDinfo@riversideca.gov	—	Jlilley@riversideca.gov	adelvalle@liifund.org
Phone	(951) 826-5800	(951) 826-5800	(951) 826-5915	(323) 986.6465 - Ext 465
Website	https://riversideca.gov/cedd/planning	https://riversideca.gov/business/building-safety	https://riversideca.gov/cedd/	https://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.