Chapter 19.273  
BUILDING MATERIALS SUPPLY STORES (WHOLESALE WITH ANCILLARY RETAIL SALES)

19.273.010 Purpose.
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19.270.010 Purpose.
The intent and purpose of regulating building materials supply stores (wholesale with ancillary retail sales) is to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 7071 §2, 2010)

Building materials supply stores (wholesale with ancillary retail sales), as defined in Article X (Definitions) are permitted subject to the granting of a Conditional Use Permit in the BMP - Business and Manufacturing Park Zone subject to the requirements contained in this Chapter.

(Note: Home improvement sales and service stores - retail, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones. (Ord. 7071 §2, 2010)

19.273.030 Site Location, Development and Operational Standards.
The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to building materials supply stores (wholesale with ancillary retail sales) where conditionally permitted. Moreover, building materials supply stores (wholesale with ancillary retail sales) shall comply with all applicable laws, ordinances, policies and regulations and the following site location, development and operational standards where conditionally permitted within the BMP - Business and Manufacturing Park Zone:

A. Site Location Standards

1. The site shall be served by streets and highways capable of carrying the quantity and type of traffic generated by such use, with frontage on a Major (120-foot wide, 6-lane) Arterial Roadway as shown on the City of Riverside General Plan Master Plan of Roadways and direct vehicular access from an Arterial Roadway as shown on the City of Riverside General Plan Master Plan of Roadways.

2. The site shall be located as to not cause a substantial increase in vehicular traffic on streets adjacent to properties in a residential zone.

3. The site shall be less than 5 acres in area and shall be adequate in size and shape to accommodate the use and all yards, walls, parking, landscaping and other required improvements.

4. The site shall be a minimum of 300 feet from any residentially zoned or developed properties.

B. Development and Operational Standards
1. The total building area shall not exceed 40,000 square feet, and the retail area shall not exceed 50% of total floor area of the primary building or 20,000 square feet, whichever is less.

2. Any outdoor storage yard associated with the facility shall be completely screened from view, as regulated pursuant to Chapter 19.510 of the Zoning Code (Outdoor Display and Sales). Any outdoor storage of material shall be completely screened from view through the use of architecturally integrated screen walls of 6 feet or greater and all materials shall be stored below the level of the walls.

3. Any exterior auxiliary equipment and required screen walls associated with the facility shall be subject to Chapter 19.710 of the Municipal Code (Design Review).

4. The site shall be fully landscaped on the interior and additional perimeter landscape screening may be required by the Zoning Administrator through the Design Review process to adequately screen the operation. Any additional landscaping required to screen operations will be subject to Chapter 19.710 of the Municipal Code (Design Review) and Chapter 19.570 of the Municipal Code (Water Efficient Landscaping and Irrigation);

5. A site maintenance and operations plan for ongoing and continuous property cleaning, noise control, and odor, dust and litter control, shall be submitted for review and approval of the Planning Division prior to the commencement of operations.

6. Any outdoor display of Incidental Plant Materials shall be in conformance with Chapter 19.500 of the Zoning Code (Outdoor Display of Incidental Plant Materials). Any other outdoor display and sales activities shall be prohibited, unless otherwise approved pursuant to Chapter 19.740 of the Zoning Code (Temporary Use Permit).

7. Lumber cutting and other similar equipment shall be located within a completely enclosed building or underneath a covered structure within a completely screen outdoor storage yard area.

8. Deliveries shall be limited to off-peak hours of traffic, and not to exceed a maximum of 10 delivery trucks per day.

9. The use shall not substantially lessen the usability or suitability of adjacent or nearby properties for planned or zoned uses.

10. The use shall not substantially increase traffic hazards to pedestrians.

11. The use shall not cause a substantial adverse affect to health, safety or the general welfare of the neighborhood from light, glare or noise.

12. The submitted site plan shall demonstrate the availability of adequate parking, maneuvering, ingress and egress to accommodate patrons during peak business hours.

13. All standards of Chapter 19.130 of the Municipal Code (BMP Zone) shall apply, unless superseded by the above standards. (Ord. 7071 §2, 2010)
19.273.040 Variances. 
Variances may be considered from the standards in Section 19.273.030 A1, A3, A4, B2 and B8. However, such request shall increase the property notification requirement from a 300-foot radius to a 1,000-foot radius from the subject property. (Ord. 7071 §2, 2010)