

Understanding Commercial Businesses in La Cresta

Purpose

This report is intended to provide general information regarding commercial businesses and land uses within the La Cresta community. It is educational in nature and is not intended to determine whether any specific property or activity complies with Riverside County regulations.

What is a Commercial Business?

A commercial business is generally an activity conducted for business purposes that changes the primary residential character of a property or requires County approval because of its scale, intensity, or impacts.

Receiving compensation alone does not automatically make an activity a commercial land use. Riverside County evaluates the overall nature of the activity.

Factors that may be considered include:

- Frequency and regularity of the activity.
- Number of customers or visitors.
- Traffic generated.
- Parking demands.
- Employees working on the property.
- Noise, dust, lighting, or other neighborhood impacts.
- Advertising to the general public.
- Whether the property functions primarily as a residence or as a business.

Home Occupations

Many home-based businesses are permitted in residential areas provided they remain clearly incidental to the residential use of the property and comply with Riverside County regulations. Not every business conducted from a home requires a Conditional Use Permit.

Conditional Use Permits

Certain land uses, because of their size or potential impacts, require review and approval through Riverside County's Conditional Use Permit (CUP) process. This allows the County to evaluate compatibility with neighboring properties, traffic, parking, public safety, and environmental impacts.

Temporary Events

Large organized public events may require County permits depending on their size, frequency, and operational characteristics. The County has separate regulations governing temporary events that are distinct from zoning regulations.

The Role of the Property Owners Association

The LCPOA is responsible for enforcing its governing documents. Riverside County Planning and Code Enforcement are responsible for interpreting and enforcing County zoning ordinances. Questions regarding zoning compliance are generally determined by Riverside County.

Conclusion

La Cresta has a unique rural character. Understanding the distinction between residential uses, home occupations, temporary events, and commercial land uses helps promote fairness, consistency, and informed decision-making within our community.