

**Chapter 19.230****WATER COURSE OVERLAY ZONE (WC)****19.230.010 Purpose.****19.230.020 Permitted Land Uses.****19.230.030 Nonconforming Uses and Structures.****19.230.010 Purpose.**

The Water Course Overlay Zone (WC) is established to clearly identify and designate areas of the City as floodways, stream channels and areas that are subject to periodic flooding and accompanying hazards, and that should be kept free from particular structures or improvements that may endanger life or property or significantly restrict the carrying capacity of the designated floodway or stream channel. The Water Course Overlay Zone may be applied to any underlying base zone and may be applied in conjunction with other overlay zones. (Ord. 7331 §24, 2016; Ord. 6966 §1, 2007)

**19.230.020 Permitted Land Uses.**

- A. Table 19.230.020 (Permitted Land Uses in the Water Course Overlay Zone) identifies permitted uses and uses that are subject to the granting of a conditional use permit. These land use regulations shall supersede the regulations of the underlying base zone. Uses and structures that were permitted or conditionally permitted prior to the addition of the WC Overlay Zone shall be subject to the additional provisions of Table 19.230.020 (Permitted Land Uses in the Water Course Overlay Zone).
- B. Uses not listed in Table 19.230.020 (Permitted Land Uses in the Water Course Overlay Zone) shall be prohibited unless the Community & Economic Development Director or his/her designee, pursuant to the provisions of Chapter 19.060 (Interpretation of Code) determines that the use is similar to and will have no greater impact than a permitted or conditional use listed in Table 19.230.020 (Permitted Land Uses in the Water Course Overlay Zone).
- C. No grading is permitted except as may be authorized for a permitted or conditionally permitted use. (Ord. 7331 §24, 2016; Ord. 6966 §1, 2007)

<b>Table 19.230.020 Permitted Land Uses in the Water Course Overlay Zone</b>		
<b>Use</b>		<b>Notes, Exceptions and Special Provisions</b>
Accessory Structures	C	As permitted by underlying zone and not significantly affecting the carrying capacity of the particular flood way, subject to approval of the City Engineer.
Agriculture	P	Restricted to field crops and vine crops. Tree crops are prohibited.
Animal Keeping	P	Restricted to grazing animals and subject to Section 19.270.030(G)
Flood control facilities	P	Approved by the Riverside County Flood Control and Water Conservation District
Mining and excavation	C	
Recreation (public or private)	C	Restricted to field sports, lakes and ponds. No structures permitted.

**19.230.030 Nonconforming Uses and Structures.**

Notwithstanding other provisions of the Zoning Code to the contrary, a nonconforming use shall not be expanded but may be modified, altered or repaired to incorporate flood-proofing measures, provided such measures do not raise the level of the design flood. (Ord. 7331 §24, 2016; Ord. 6966 §1, 2007)