



**CITY OF
NORCO**
HORSETOWN USA

September 3, 2025

Paul Morales
Paul Morales Construction, Inc.
1642 Fourth Street
Norco, CA, 92860

Re: Business License Application, for "Paul Morales Construction, Inc." at 1642 Fourth Street,
Norco, CA, 92860.

Dear Mr. Morales:

The business described in your application for a business license as a electrical and construction services business does not comply with the intent and purpose of a home occupation and cannot be approved by the Planning Division.

The zoning designation for this property is Commercial General (C-G) which is a commercial zone. The current use is residential, which is not permitted in the C-G zone but is allowed to continue as a non-conforming use. Specifically, per Chapter 18.32, Section 18.32.04(2),
"(2) None of the provisions of this section or any sections of the zoning regulations related to home occupations shall permit a home occupation to be conducted in association with a non-conforming residential use. A home occupation associated with a non-conforming residential use is expressly prohibited." As a result, your business license application is denied.

Should you have any questions please contact me on (951) 270-5664.

Sincerely,

Erika Woods-Diaz
Associate Planner

cc: Business License Department

PLANNING DIVISION

**Chapter 18.29
C-G (COMMERCIAL GENERAL)—Replaces Chapters 18.18, 18.19 and 18.20**

Sections:

- 18.29.10 Intent and Purpose**
- 18.29.20 Permitted Uses**
- 18.29.30 Site Development Standards**
- 18.29.40 Performance Standards**
- 18.29.50 Walls, Fences and Structures in the Setback Areas**
- 18.29.60 Trash Enclosures**
- 18.29.70 Screening and Buffering**
- 18.29.80 Landscaping**
- 18.29.90 Site Plan Review**
- 18.29.100 Architectural Review**
- 18.29.110 Encroachments for Driveways**

18.29.10 Intent and Purpose

The Commercial General (C-G) Zone allows retail and commercial uses that are centered around retail, eating and drinking establishments, and entertainment to serve the needs of the community.

18.29.20 Permitted Uses

Table 1: Permitted Uses lists use categories and specific uses permitted within the C-G Zone. The uses and use categories indicated in the table have been grouped under major headings to aid locating a particular use. The uses listed consist of permitted uses, conditionally permitted uses, and permitted accessory uses. Across from each use listed is a column which indicates one of the following letters:

- "p" Permitted Use
- "c" Requires a Conditional Use Permit
- "a" Permitted as an Accessory Use

It is the intent that if a specific use is consistent with a use category listed as determined by Staff the specific use shall be treated as part of the corresponding use category, even if not specifically listed. In the event that there is difficulty categorizing a specific use the procedures set forth in Chapter 18.42, Similar Uses Permitted by Commission Determination, shall be followed.

Table 1: Permitted Uses

Permitted Use	CG Zone
Animal/Pet	
Small Animal Hospitals and Veterinary Clinics	c
Dog kennels	c
Grooming	p
Automotive/Vehicle/Vessel	
Fuel Service	s
Tire Sales and Service (not including retreading and recapping)	c
Vehicle/Vessel Service	c
Office	
Administrative, Business, and Professional Offices	p ^{1,5}
Charity and Philanthropic Institutions	c ¹
Financial, Insurance, Real Estate Offices	p ¹
General Office	p ^{1,5}
Medical and Dental Office	p ¹
Public and Community Facilities	
Auditoriums, meeting halls, banquet rooms, and community centers	c
Bus Terminals, Depots and other similar transit facilities	c
Child Care Centers	c ¹
Churches and Religious Institutions	c ¹
Education Facilities (Public and Private)	c ¹
Government and Civic Uses	c ¹
Museums and Libraries	c ¹
Public Utility Uses	c ¹
Entertainment/Recreation	
Health Clubs	c
Indoor and Outdoor Recreation	c

Permitted Use	CG Zone
Motel and Hotel	c
Theater (Indoor)	p
Medical	
Ambulance Services	c ¹
Hospitals and Healthcare Centers	c ¹
Laboratories, Medical and Dental	p ¹
Retail	
Drug Store/Pharmacy	p
Furniture Stores	p
General and Specialized Retail	p
Grocery Stores/Markets	p
Home Improvement/Goods/Supplies/Appliances	p
On-Site and Off-Site Liquor Sales	c ²
Plant Nursery	p ³
Reconditioned or Used Merchandise Stores	c
Service Commercial	
Bank	p
Locksmith	p
Mail Cargo Packaging Services	p
Music/Dance/Photography/Art Studio	p
Printing Services	p
Repair Service (Non-Vehicle/Vessel and Non-Motorized)	p
Cash for Gold Businesses	c ^{2,6}
The processing, treatment, storage, or repair of products which are clearly incidental to the business conducted on the premises	a
Personal Services	
Dry Cleaning, Tailoring, and Laundromats	p
Hair/Nail Salon with ancillary massage	p ⁷

Proposed Use	CR PUD
Office	
Use with auxiliary storage services	e ¹
Warehouse	e
Food and Beverage Establishments	
Bar/Club Establishments	e ¹
Restaurants	e
Food Processing	e
Food Truck, Walk-Up, and Counter-Service Establishments	e
Other	
Accessory Establishments (not including health clubs)	e
Radio and Television Broadcasting Stations	e ¹
Wireless Communication Facilities	e

1. To encourage more convenient access and variety for entertainment, retail, and service commercial uses, retail uses are not encouraged on urban arterial street frontages unless located on the second floor of a mixed use retail/commercial development.
2. Conditionally permitted as an ancillary use only.
3. Full businesses shall be permitted to have outdoor displays and sales as an ancillary use.
4. Cannot be located on urban arterial street frontages unless the use is ancillary to a restaurant.
5. Includes dispatch and office support services for the operation of taxicab/vehicles for hire businesses but does not include the storage, staging, standing, or parking of company vehicles on site.
6. Required to be within a viable business such as a jewelry store or other related retail business operation and must not exceed 20% of the floor area of such viable business. In addition, required to comply with all the legal requirements of gold buyers of the California Business and Professions Code and must submit periodic financial reports to the City Finance Department. All existing and new cash

Permitted Use	CG Zone
for gold businesses shall require approval of a conditional use permit, and can only be approved as an ancillary use subject to compliance with all the requirements of this item 6, upon the effective date of Ordinance 958. 7. Massage services shall not exceed 20% of the floor area of such business. 8. Attached car washes are allowed as an ancillary use to a fuel service station only; and only after approval of a noise impact study by the City showing compliance with applicable noise standards.	

(Ord. 1002 Sec. 1, 2016; Ord. 960 Sec. 1, 2013; Ord. 958 Sec. 1, 2013; Ord. 955 Sec. 1, 2013; Ord. 872, 2007)

18.29.30 Site Development Standards

The development standards for the Commercial General Zone are detailed in Table 2: Development Standards and illustrated in Exhibits 18.29.30-1: Site Plan and 18.29.30-2: Elevation.

Table 2: Development Standards

Standard	CG Zone
Minimum Lot Size	13,125sqft
Minimum Lot Width	75ft
Minimum Lot Depth	175ft
Minimum Street Side Setback:	
Building	25ft
Parking	10ft
Minimum Interior Side Setback	0 ¹
Minimum Rear Setback	0 ¹
Maximum Building Height	35ft ²
Maximum FAR	N/A
Maximum Lot Coverage	N/A
Landscaping	Section <u>18.29.80</u>
Parking and Loading	Chapter <u>18.38</u>
Signs	Chapter <u>18.37</u>

Standard	CG Zone
Wall, Fences, and Structures in the Setback Area	Section 18.29.50
1. Where the property abuts a school site or any "A" or "R" zone a 50' building setback is required. 2. A CUP application may allow for a height increase up to 50'.	

Exhibit 18.29.30-1: Site Plan

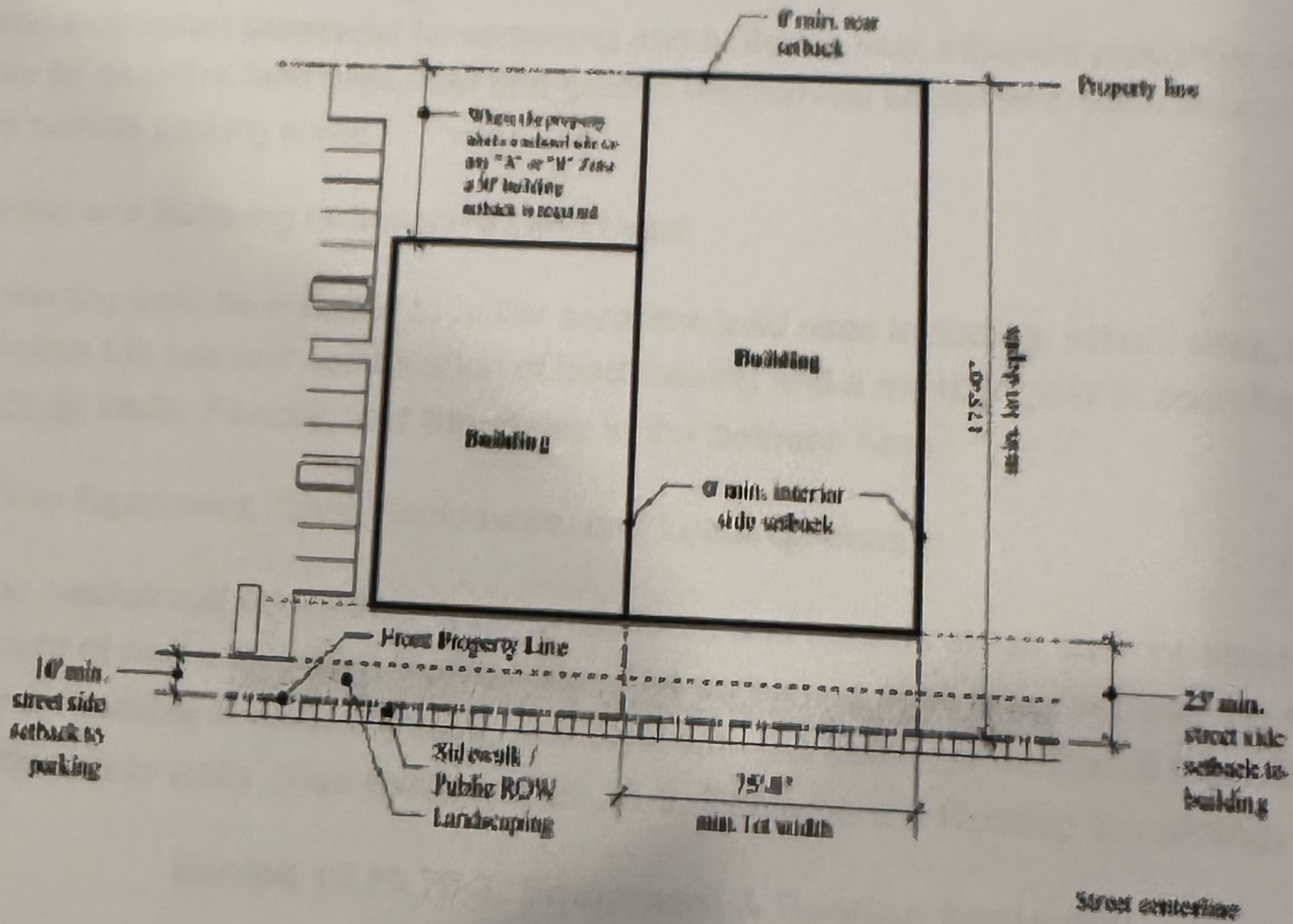


Exhibit 18.29.30-2: Elevation

