

ORDINANCE NO. 896

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY,
CALIFORNIA, ADOPTING AN AMENDMENT TO SECTION 9.24.030.B OF CHAPTER
9.24 OF TITLE 9 OF THE CATHEDRAL CITY MUNICIPAL CODE TO ADD SCHOOLS
AS A CONDITIONALLY PERMITTED USE IN THE RESORT RESIDENTIAL DISTRICT**

WHEREAS, Title 9 (Planning and Development) of the City of Cathedral City's Municipal Code ("Planning and Zoning Code") provides for the organized, predictable, and efficient development of land within the City; and

WHEREAS, the RR (Resort Residential) district, as set forth in Chapter 9.24 of Title 9 of the Cathedral City Municipal Code, provides appropriately located areas for a variety of housing types and visitor-serving and recreation-oriented uses in a resort development setting with ancillary commercial uses; and

WHEREAS, Zoning Ordinance Amendment 25-0001 proposes to amend Section 9.24.030.B of Chapter 9.24 of Title 9 of the Cathedral City Municipal Code to allow schools, either public or private, but not including business or trade schools, subject to a conditional use permit; and

WHEREAS, on September 3, 2025 the Planning Commission of the City of Cathedral City conducted a public hearing on Zoning Ordinance Amendment 25-0001, and recommended City Council adoption of an ordinance adding schools, either public or private, but not business or technical, as a conditionally permitted use in the subject zoning district.

WHEREAS, on January 14, 2026 the City Council held a duly noticed public hearing to consider the Project, including the Planning Commission's recommendation.

**THEREFORE, THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY FINDS
AND ORDAINS AS FOLLOWS:**

**SECTION 1. AMENDMENT OF TITLE 9 PLANNING AND ZONING OF THE CITY OF
CATHEDRAL CITY MUNICIPAL CODE**

Chapter 9.24 of Title 9 of the Cathedral City Municipal Code is amended to add schools, including public and private, but not business or technical, as a conditionally permitted use in the RR (Resort Residential) district, as shown in Exhibit A, attached hereto.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT

This project is exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15162, which states that, when an Environmental Impact

Report (EIR) has been certified for a project, no subsequent EIR shall be prepared unless new significant environmental effects or a substantial increase in the severity of previously identified effects would occur. The proposed project is consistent with the certified EIR for the 2040 General Plan Update and no further environmental documentation shall be necessary.

SECTION 3. ZONING ORDINANCE AMENDMENT 25-0001

The City Council hereby amends Title 9 of the Cathedral City Municipal Code based on the following findings:

1. The proposed Zoning Ordinance Amendment is consistent with the purpose of the Resort Residential (RR) General Plan land use designation, which is intended to accommodate single-family and attached residential development in a master planned resort setting, as well as hotels and ancillary tourist-serving commercial uses. The proposed Zoning Ordinance Amendment would permit schools in the RR district subject to a conditional use permit, which is consistent with the residential intent of the Resort Residential designation. Schools are compatible with residential uses and are permitted in all other residential districts.
2. The proposed Zoning Ordinance Amendment is consistent with the purpose and intent of the RR (Resort Residential) district, as stated in Section 9.24.010 of the Municipal Code, to provide appropriately located areas for a variety of housing types and visitor-serving and recreation-oriented uses in a resort development setting with ancillary commercial uses. Schools are permitted, subject to a conditional use permit, in all other residential districts, indicating that schools are compatible with the residential uses intended for the RR district. Schools would also be compatible with the other uses permitted in the RR district, given that residential uses are typically more sensitive than visitor-serving and commercial uses.
3. The proposed Zoning Ordinance Amendment is desirable for the development of the community in that it would support the operation of schools in proximity to residential uses, thereby supporting families in Cathedral City. The proposed amendment would also be necessary to facilitate the renovation and expansion of the facilities for the King's Schools, which has operated in Cathedral City for over 30 years.

SECTION 4. SEVERABILITY

If any chapter, section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each chapter, section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days after its second reading by the City Council.

SECTION 6. POSTING

The City Clerk shall, within fifteen (15) days after passage of this Ordinance, cause it to be posted in at least three (3) designated public places; shall certify to the adoption and posting of this Ordinance; and shall cause this Ordinance and its certification, together with proof of posting, to be entered in the Book of Ordinances of this City.

SECTION 7. CERTIFICATION

The foregoing Ordinance was approved and adopted at a meeting of the City Council held on the 28 day of January, by the following vote:

AYES: Councilmembers Gordon, Ross and Lamb; Mayor Pro Tem
Gutierrez and Mayor Gregory

NOES: None

ABSTAIN: None

ABSENT: None



Raymond Gregory, Mayor

ATTEST:



Christina Burton, City Clerk

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read 'Eric S. Vail', is written over a horizontal line.

Eric S. Vail, City Attorney

Exhibit A

CHAPTER 9.24
RR RESORT RESIDENTIAL DISTRICT

Prior ordinance history: Ords. 80, 187, 212, 263 and 298.

§ 9.24.010. Purpose and intent.

To provide appropriately located areas for a variety of housing types and visitor-serving and recreation-oriented uses in a resort development setting with ancillary commercial uses. Should there be any conflict in the regulations in this chapter with other regulations in this code, the more restrictive regulations shall apply.

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.020. Permitted uses.

Short-term vacation rentals in qualifying residential dwelling units that are located within common interest developments, all as defined in Chapter 5.96 of this municipal code.

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.030. Discretionary uses.

- A. Uses Requiring a Planned Unit Development (PUD) Permit. All uses requiring a division of land require a planned unit development permit, including, but not limited to:
 - 1. Condo hotel;
 - 2. Timeshare;
 - 3. Multiple dwelling units.
- B. Uses requiring a conditional use permit (CUP). All uses not requiring a division of land require a conditional use permit, including, but not limited to:
 - 1. Hotel;
 - 2. Motel;
 - 3. Bed and breakfast inn;
 - 4. Recreational vehicle park;
 - 5. Restaurant, except drive-thru(s);
 - 6. Ancillary commercial;
 - 7. Convenience food store;
 - 8. Home occupation;
 - 9. Public or private park;

10. Recreational uses such as a tennis club, health spa, conference or meeting room or facility, golf course, or driving range;
11. Public utility structures and public service facilities;
12. One-family dwelling;
13. Two-family dwelling;
14. Multiple dwelling;
15. Supportive housing;
16. Transitional housing;
17. Second dwelling unit/accessory dwelling unit;
18. Junior accessory dwelling unit.
19. **Schools, either public or private, but not including business or trade schools.**
(Ord. 666 § 2, 2008; Ord. 731 § 8, 2014; Ord. 862 § 2, 2022)

§ 9.24.040. Prohibited uses.

Uses not listed in this chapter are expressly prohibited, including, but not limited to:

- A. Drive-thru facility;
 - B. Industrial;
 - C. Auto sales and service;
 - D. Recreational vehicle campground;
 - E. Manufacturing.
- (Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.050. Residential density.

- A. One-family, two-family and multiple dwellings shall be permitted at a range of three to six and one half dwelling units per acre on any legally created lot (net lot area).
 - B. Fractions less than a whole unit shall not be considered an allowable unit.
- (Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.055. Non-residential intensity.

Intensity of all non-residential uses shall be determined by the required discretionary action as set forth in Section 9.24.030.
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.060. Project area requirements.

Minimum lot area for any project to be developed within the RR district shall be two and one-half acres.

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.065. Minimum lot width and depth requirements.

Minimum lot width and depth shall be two hundred fifty feet each.
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.070. Yard requirements.

All yards shall comply with Section 9.94.110(C), "Yards."
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.080. Building site coverage.

- A. Maximum building site coverage for a hotel, motel, condo hotel, or timeshare use shall be no more than sixty percent.
- B. Maximum building site coverage for all other uses shall be no more than forty percent.
(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.085. Building height.

- A. Maximum building height for non-lodging facilities shall not exceed twenty-six feet; where the building is within thirty feet of property zoned RE, R1 or R2, the building height shall not exceed sixteen feet. The planning commission may permit an increase in the height up to twenty-six feet upon a finding that such an increase above sixteen feet will not adversely affect adjacent properties.
- B. Maximum building height for a lodging facility shall not exceed the heights shown below, "Maximum Building Height" and at distances shown in "Distance A" and "Distance B." Building height may result in a step-back design.

Maximum Building Height	Distance A*	Distance B**
16 feet	Up to 30 feet	_____
26 feet	Over 30 feet to 100 feet	Up to 50 feet
40 feet	Over 100 feet to 200 feet	Over 50 feet to 125 feet
50 feet***	Over 200 feet	Over 125 feet

* Distance A: Distance from that portion of a building and RE, R1 or R2 district boundary.

** Distance B: Distance from that portion of a building and a residential district boundary other than RE, R1 or R2, or to a non-lodging building in the RR district.

*** The city council may approve a height greater than fifty feet for that portion of a building greater than two hundred feet from the district boundary upon making a finding that such an increase will not adversely affect adjacent properties.

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.090. Parking.

All off-street parking shall comply with Chapter 9.58, "Off Street Parking."

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.100. Access to parking (driveways).

All access to parking shall comply with section 9.94.110(C), "Yards."

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.110. Fencing.

All fencing requirements shall be determined by the required discretionary action as set forth in Section 9.24.030.

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.120. Open space.

For residential uses, open space shall be consistent with Section 9.94.110(G), "Open Space—Residential." For nonresidential uses, open space shall be consistent with Section 9.94.110(H), "Open Space Required—Nonresidential."

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.130. Landscaping.

All landscaping shall comply with Section 9.94.110(I), "Landscaping Standards."

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.140. Dwelling unit size.

The minimum dwelling unit size, based on number of bedrooms, are as follows:

Bedrooms	Minimum Dwelling Unit Size
4 or more	1,350 sq. ft.
3	1,100 sq. ft.
2	900 sq. ft.
1	750 sq. ft.
0	600 sq. ft.

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.150. Trash enclosures.

All trash enclosures shall comply with Section 9.94.110(K), "Refuse Areas" and constructed to the requirements of Chapter 9.88.

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.160. Storage space.

Storage space shall comply with Section 9.94.110(J), "Storage of Recreational Vehicles, Trailers and Boats."

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.170. Signs.

All signs shall comply with Section 9.94.110(L), "Signs."

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.180. Placement of buildings.

Placement of buildings shall comply with Section 9.94.110(M), "Placement of Buildings."

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.190. Pedestrian walkways.

All pedestrian walkways shall comply with Section 9.94.110(N), "Pedestrian Walkways."

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.200. Building construction requirements.

All building construction requirements shall comply with Section 9.94.110(O), "Building Construction Requirements."

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)

§ 9.24.210. Planned unit development lots.

All planned unit development lots shall comply with Section 9.94.110(P), "Planned Unit Development Lots Requirements."

(Ord. 666 § 2, 2008; Ord. 862 § 2, 2022)