

ZONING CODE CLEAN UP

PR-2023-001625 (AMD) – ZONING TEXT AMENDMENT

Community & Economic Development Department

City Council
March 12, 2024

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PURPOSE



Implement City Council direction



Clarify, streamline and correct Zoning Code language



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AMENDMENT 1: CRIME FREE MULTI HOUSING PROGRAM

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|---------------------|---|
| CODE SECTION | <ul style="list-style-type: none"> Ten Zoning Code Chapters |
| CURRENT | <ul style="list-style-type: none"> Required for multi-family projects Provisions require that facility management or property owner participate |
| PROPOSED | <ul style="list-style-type: none"> Program discontinued per City Council Direction Strike reference to the Program throughout Title 19 |



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AMENDMENT 2: NON-DOMESTIC ANIMAL KEEPING OF POULTRY

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| CODE SECTION | <ul style="list-style-type: none"> Chapter 19.455 – Animal Keeping (Site location, operation and development standards) Section 19.150.020.B Incidental Uses Table |
| CURRENT | <ul style="list-style-type: none"> Noncommercial keeping of chickens limited to RR, RA-5, and RC Zones Prohibited in R-1 and RE Zones |
| PROPOSED | <ul style="list-style-type: none"> Per direction of Land Use Committee Permit no more than 5 chickens (hens only) within RE and R-1 Zones Enclosure and distance requirements Reorganization to provide clarity |



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AMENDMENT 3: LONG TERM STAY HOTELS

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| CODE SECTION | <ul style="list-style-type: none"> Chapter 19.330 – Hotel/Motel, Long-Term Section 19.910.090 "H" Definitions. |
| CURRENT | <ul style="list-style-type: none"> Limitation on period of occupancy is ambiguous as written Definition is redundant |
| PROPOSED | <ul style="list-style-type: none"> Clarify definition Modify period of occupancy to be consistent with definition |



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AMENDMENT 4: MONITORED ELECTRIFIED SECURITY FENCE SYSTEMS

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| CODE SECTION | <ul style="list-style-type: none"> Section 19.550.025 Monitored Electrified Fence Systems (Fences, Walls, and Landscape Materials) |
| CURRENT | <ul style="list-style-type: none"> Electric fence to be 10 feet or 2 feet higher than perimeter barrier (whichever is lower) |
| PROPOSED | <ul style="list-style-type: none"> Remove "or 2 feet higher than perimeter barrier" Minor clarifications to streamline language |



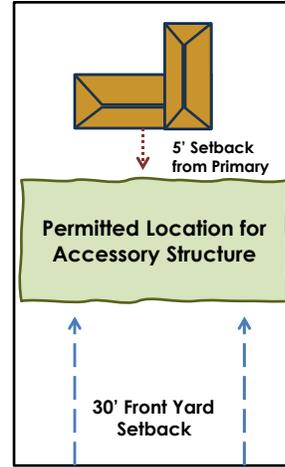
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AMENDMENT 5: ACCESSORY BUILDINGS AND STRUCTURES

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| CODE SECTION | <ul style="list-style-type: none"> Section 19.440.030 (Site location, operation and development standards.) |
| CURRENT | <ul style="list-style-type: none"> Prohibited within front yard setback May not exceed front most wall closest to front lot line |
| PROPOSED | <ul style="list-style-type: none"> Permit open-sided accessory structures in front of primary dwelling when outside of front yard setback Minimum 1/2-acre lot size Reorganization to provide clarity |



R-1-1/2 Acre: 30' Front Yard Setback

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AMENDMENT 6: ACCESSORY DWELLING UNITS

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|---------------------|---|
| CODE SECTION | <ul style="list-style-type: none"> Chapter 19.442 (Accessory Dwelling Units) |
| CURRENT | <ul style="list-style-type: none"> Cites an incorrect CA Building Code section for minimum unit size for ADU, JADU and MADU. |
| PROPOSED | <ul style="list-style-type: none"> Correct CA Building Code citation |

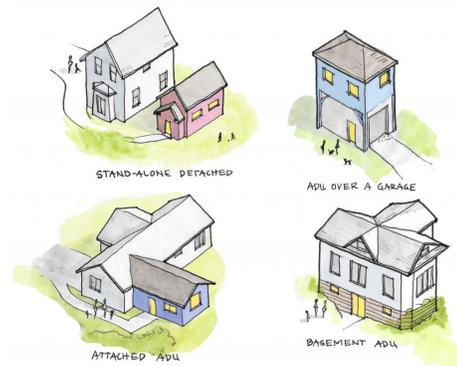


Image Source: Housing Solutions Network

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AMENDMENT 7: GENERAL SIGN PROVISIONS – VEHICLE FUEL STATIONS

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|---------------------|--|
| CODE SECTION | <ul style="list-style-type: none"> Table 19.620.080.C (Special Use Signs) |
| CURRENT | <ul style="list-style-type: none"> Signage requirements for various sign types are ambiguous and lack clarity |
| PROPOSED | <ul style="list-style-type: none"> Revise signage provisions to streamline review and processing of sign applications Organize sign type provisions within existing table Make consistent with allowed signage for other businesses |



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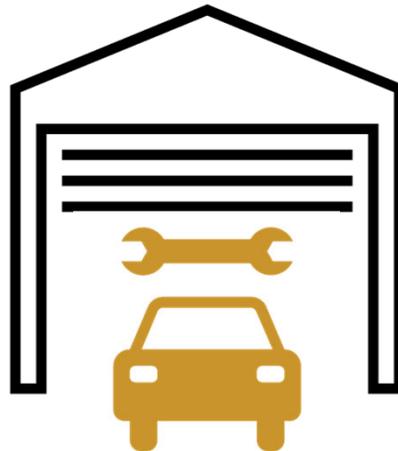


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AMENDMENT 8: VEHICLE REPAIR FACILITIES

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| CODE SECTION | <ul style="list-style-type: none"> Table 19.150.020.A Permitted Uses |
| CURRENT | <ul style="list-style-type: none"> Table lists the same permit requirements for major and minor outdoor vehicle repair facilities on different rows |
| PROPOSED | <ul style="list-style-type: none"> Consolidate permit requirements for major and minor outdoor vehicle repair facilities |



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AMENDMENT 9: APPROVING AND APPEAL AUTHORITY

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| CODE SECTION | <ul style="list-style-type: none"> Section 19.650.030 (Designated approving authority.) |
| CURRENT | <ul style="list-style-type: none"> Section title is incorrectly titled the same as Section 19.650.020 Provisions differ between two sections |
| PROPOSED | <ul style="list-style-type: none"> Revise 19.650.030 to be consistent with subsection provision |



STRATEGIC PLAN ALIGNMENT



Strategic Priority 5 – High Performing Government

Goal 5.3 – Demonstrates adaptivity as an organization and enhances communication and collaboration with community members to improve transparency, building public trust, and encourage shared decision making.

Cross Cutting Threads



RECOMMENDATIONS

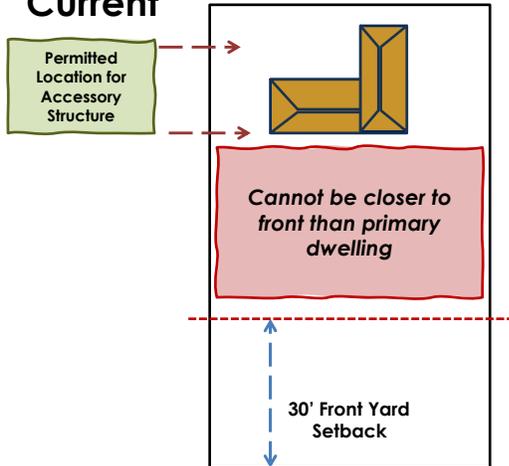
Staff recommends that the City Council:

- 1. DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule) of the CEQA Guidelines and;
- 2. APPROVE** Planning Case PR-2023-001625 (AMD) based on the findings outlined in the staff report.

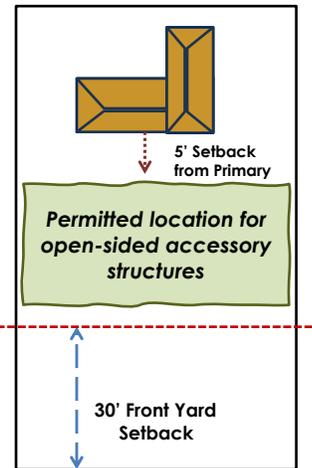


REFERENCE SLIDE: ACCESSORY STRUCTURES

Current



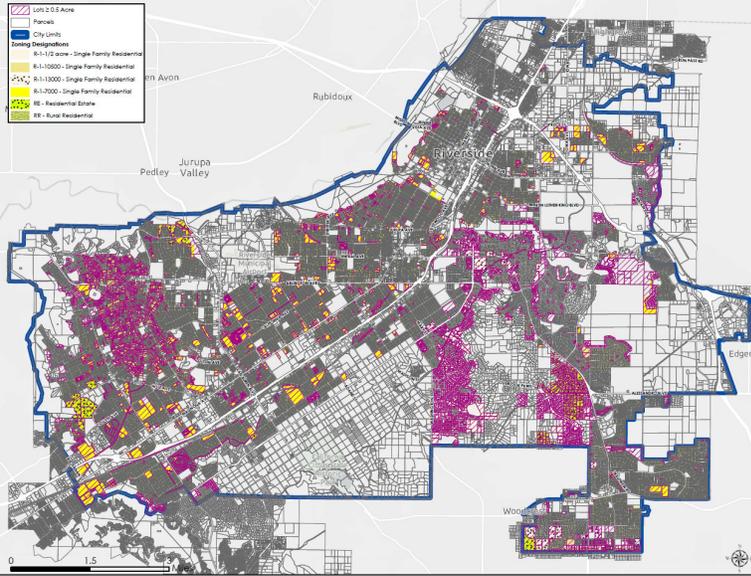
Proposed



R-1-1/2 Acre: 30' Front Yard Setback



REFERENCE SLIDE: SFR 1/2 ACRE PROPERTIES



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