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Exhibit 4b

**ARTICLE V: BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS**

**Chapter 19.100**

**RESIDENTIAL ZONES (RA-5, RC, RR, RE, R-1-½ ACRE, R-1-13000, R-1-10500, R-1-8500, R-1-7000, R-3-4000, R-3-3000, R-3-2500, R-3-2000, R-3-1500, R-4)**

- 19.100.010 Purpose.**
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- 19.100.060 Additional Regulations for the RA-5, RE, RC, RR and R-1 Zones.**
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- 19.100.080 Site Plan Review and Design Review.**
- 19.100.090 Other Regulations Applicable to All Residential Zones.**

**19.100.010 Purpose.**

The purpose of this Chapter is to define allowable land uses and property development standards, including density of development, for all residential zones in order to produce healthy, safe, livable and attractive neighborhoods within the City of Riverside, consistent with the goals and policies of the City's General Plan. Fourteen residential zones are established to implement the residential land use designations of the General Plan. The purpose of each of the residential zones is as follows:

**A. Residential Agricultural Zone (RA-5)**

The Residential Agricultural Zone (RA-5) is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence, that preserves the agricultural character of the area.

**B. Residential Conservation Zone (RC)**

The Residential Conservation Zone (RC) is established consistent with General Plan objectives and voter approved initiatives (Proposition R and Measure C) to protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices, and specifically, to achieve the following objectives:

1. To preserve and enhance the beauty of the City's landscape;
2. To maximize the retention of the City's natural topographic features, including but not limited, to skyline profiles, ridgelines, ridge crests, hilltops, hillsides, slopes, arroyos, ravines, canyons, prominent trees and rock outcrops, view corridors, and scenic vistas through the careful selection and construction of building sites and building pads on said topographic features.
3. To assure that residential use of said topographic features will relate to the surrounding topography and will not be conspicuous and obtrusive because of the design and location of said residential use;

4. To reduce the scarring effects of excessive grading for building pads and cut and fill slopes;
5. To prevent the construction of slopes inadequately protected from erosion, deterioration or slippage; and
6. To conserve the City's natural topographic features.

C. Rural Residential Zone (RR)

The Rural Residential Zone (RR) is established to provide areas for single-family residences on large lots where flexible provisions apply pertaining to the keeping of farm animals such as horses, ponies, mules, cows, goats, sheep, and swine under Future Farmers of America-supervised and 4-H-supervised projects. These zones are established in those areas of the City where the keeping of such animals is already prevalent. It is also the intent of the RR Zone to provide opportunities for persons whose lifestyles include the keeping of such animals in areas where such animal-keeping activities minimize impact to other residential properties.

D. Residential Estate Zone (RE) and R-1-½ Acre Zone

The Residential Estate Zone (RE) and R-1-½ Acre Zone are established to provide areas for large lot single-family residences where the keeping of livestock and other farm animals and agricultural uses are not permitted.

E. Additional Single-family Residential Zones (R-1-13000, R-1-10500, R-1-8500 and R-1-7000)

Additional Single-family Residential Zones (R-1-½ Acre, R-1-13000, R-1-10500, R-1-8500 and R-1-7000) are established to provide areas for single-family residences with a variety of lot sizes and housing choices.

F. Multiple-Family Residential Zones (R-3-4000, R-3-3000, R-3-2500, R-3-2000 and R-3-1500)

Medium High Density Residential Zones (R-3-4000 and R-3-3000) and High Density Residential Zones (R-3-2500, R-3-2000 and R-3-1500) are established to provide areas for multiple family residences within a single structure, including such residential development types as apartments, town homes and condominiums.

G. Multiple-Family Residential Zone (R-4)

The Very High Density Residential Zone (R-4) is established to provide areas for higher density multiple family residences in areas of the City readily served by public transit and near commercial zones and other nonresidential areas that meet the everyday shopping, educational, health service and similar needs of residents.

**19.100.030 Permitted Land Uses.**

Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Use Table) and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land

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Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 - Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless the Community & Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.

### A. RA-5 Zone Permitted Uses

A summary of this section is contained in the Permitted Uses Table (Table 19.150.020-A), the Incidental Uses Table (Table 19.150.020-B), and the Temporary Uses Table (Table 19.150.020-C). If any conflict between this Section and the Tables exists, the provisions of this Section shall apply.

1. A one-family dwelling or manufactured dwelling of a permanent character placed in a permanent location and of not less than seven hundred fifty square feet ground floor area exclusive of open porches and garage;
2. Farms or ranches for orchards, tree crops, field crops, truck gardening, berry and bush crops, flower gardening, growing of nursery plants, similar enterprises carried on in the general field of agriculture, aviaries, and raising of chinchillas, guinea pigs and parakeets;
3. Poultry, Rabbits, Crowing Fowl and Crowing Roosters
  - a. The noncommercial keeping of not more than 5 poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.
  - b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry, and 45 rabbits on any lot is permitted. The keeping of not more than seven (7) crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least one hundred (100) feet from any residential structure on an adjoining lot.
4. Pot-bellied pigs shall not be allowed in the RA-5 zone unless mandated by State law;
5. The grazing, raising or training of equine, riding stables or academies, sheep and cattle, provided that the lot has a minimum area of one acre and animals are not housed or pastured within one hundred feet of a residence provided that the property is maintained in accordance with Section 6.16.010 (Fly-Producing

Conditions) of the Municipal Code, and further that:

- a. Not more than a total of two of any of the following or a total of two of any combination of horses, colts, mules, ponies, goats, sheep, cows, calves or animals of general like character shall be kept on any lot with an area of one acre and that one additional animal may be kept for each half acre over one acre in any such premises,
  - b. Dairies, feeding lots and similar uses may be permitted after public hearing under a conditional use permit,
  - c. Additional animals may be permitted subject to the granting of a conditional use permit in the RA-5 zone;
6. The keeping of bees, provided that all other conditions of this Zoning Code and other City ordinances are complied with;
7. Parks, playgrounds or community centers owned and operated by a governmental agency, subject to the granting of a conditional use permit;
8. Golf courses, including miniature courses and driving ranges, subject to the granting of a conditional use permit;
9. Uses customarily incidental to any of the above uses, including hobby activities of a noncommercial nature;
10. Rented rooms in any one-family dwelling for occupancy of not more than four persons in addition to members of the family occupying such dwelling;
11. Accessory buildings and uses, including a private garage, accessory living quarters, recreation room, private stable, barn, greenhouse, lathhouse, corral, pen, coop or other similar structure, a building or room for packing products produced or raised on the same premises, and one stand for the sale of such products;
12. Nameplates and signs as provided in Chapter 19.620 (General Sign Provisions);
13. The growing and wholesale disposal of earthworms in worm farms, provided that the area devoted to the cultivation of worms does not exceed sixty-four square feet, and further provided that:
  - a. All worm farms shall be kept at least fifty feet away from all adjacent dwellings,
  - b. The maximum height of any worm bed shall be two feet and all other structures shall conform to the requirements for accessory structures,
  - c. Worm farms in excess of sixty-four square feet shall only be permitted subject to the granting of a conditional use permit;

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14. Agricultural field office as defined in Section 19.910.020 ("A" Definitions) subject to the granting of a conditional use permit in the RA-5 zone subject to the following operation and development standards:
  - a. The use shall be conducted on a property zoned RA-5 having five acres or more gross area which is zoned for agricultural uses and which is predominately occupied by a commercial agricultural business;
  - b. The use shall be in conjunction with any permitted agricultural use, provided that such office shall be occupied by an agricultural business, which business is either located on-site or off-site the property;
  - c. The use shall be established within a stickbuilt, mobile coach or prefabricated structure, attached to or detached from any other building on the property;
  - d. Adequate parking and vehicular access shall be available in accordance with Chapter 19.580 (Parking and Loading) of the Zoning Code;
  - e. The building shall comply with the setback standards established for accessory structures in Chapter 19.440 (Accessory Buildings and Structures) of the Zoning Code;
15. Agricultural caretaker living quarters as defined by Section 19.910.040 ("C" Definitions) of this title subject to the granting of a conditional use permit provided all of the following criteria apply:
  - a. The use shall be conducted on a property having five acres or more gross area which is zoned residential agricultural and which is predominantly occupied by a bona fide agricultural business,
  - b. The use shall be established within a stickbuilt (completely assembled on site) or prefabricated structure, attached to or detached from the primary dwelling unit on the property or within a mobile home. The square footage of the agricultural caretaker living quarters shall not exceed fifty percent of the square footage of the primary dwelling unit,
  - c. Occupancy shall be limited to the agricultural caretaker and his or her family. The agricultural caretaker shall be a full-time employee of the on-site agricultural business,
  - d. The primary dwelling unit on the property shall be occupied by the legal owner of the property,
  - e. The agricultural caretaker living quarters shall be established in such a way as to minimize its view from adjacent streets and properties,
  - f. The use shall not be conducted longer than two years except that subsequent time extensions may be granted by the City Planning Commission. Each time extension shall not exceed two years. Written

notice shall be given to adjacent property owners as prescribed by Section 19.670.020 (Notice Requirements for Administrative Discretionary Permits with No Public Hearing) of this title for minor variances. The standard time extension application fee for conditional use permits shall be required,

- g. The property owners shall execute and record a covenant and agreement with the City to revert the property to single-family residential use, including the removal of the kitchen facilities of any permanent addition, and the removal of any mobile home which does not meet the requirements of the residential agricultural zone, after the expiration of the conditional use permit or the termination of the agricultural business;
16. Home occupations and telecommuting as defined by Sections 19.910.090 (“H” Definitions) and 19.910.210 (“T” Definitions) of this Code in accordance with the provisions contained in Chapter 19.485 (Home Occupations) of this title. Such uses shall not be allowed in the RA-5 zone unless mandated by State law.
- ~~17. Second dwelling, as defined by Section 19.910.050 (“D” Definitions) of this Code in accordance with the provisions contained in Chapter 19.525 (Second Dwelling Units). Second Dwelling Units are prohibited in the RA-5 Zone.~~
17. Parolee/probationer home, as defined by Section 19.910.170 (“P” Definitions), transitional shelter housing, as defined by Section 19.910.210 (“T” Definitions), permanent emergency shelter, as defined by Section 19.910.060 (“E” Definitions) and drop-in center, as defined by Section 19.910.050 (“D” Definitions) of this Code, are prohibited in the RA-5 Zone.
18. Small family day care homes as defined by Section 19.910.050 (“D” Definitions) of this Code;
19. Large family day care homes as defined by Section 19.910.050 (“D” Definitions) of this Code, subject to the granting of a Day Care Permit and meeting the criteria contained in Chapter 19.470 (Day Care Homes – Family).

## B. RC Zone Permitted Uses

A summary of this section is contained in the Permitted Uses Table (Table 19.150.020-A), the Incidental Uses Table (Table 19.150.020-B), and the Temporary Uses Table (Table 19.150.020-C). If any conflict between this Section and the Tables exists, the provisions of this Section shall apply.

- 1. One-family dwellings of a permanent character placed in a permanent location and of not less than seven hundred fifty square feet ground floor area, exclusive of open porches and garage;
- 2. Planned residential developments subject to the granting of a planned residential development permit as set forth in Chapter 19.780 (Planned Residential Development Permit);

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3. Orchards, tree crops, field crops, truck gardening, berry and bush crops, flower gardening, growing of nursery plants, similar enterprises carried on in the general field of agriculture, aviaries and raising of chinchillas, guinea pigs and parakeets;
4. Poultry, Rabbits, Crowing Fowl and Crowing Roosters
  - a. The noncommercial keeping of not more than 5 poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.
  - b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot is permitted. The keeping of not more than seven (7) crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least one hundred (100) feet from any residential structure on an adjoining lot.
5. The grazing, raising or training of horses; provided, that the lot has a minimum area of one acre and animals are not housed or pastured within one hundred feet of a residence; and further, that not more than a total of two horses, colts or ponies or a total of two of any combination of horses, colts or ponies shall be kept on any lot with an area of one acre and that one additional animal may be kept for each half acre over one acre in any such premises;
6. The keeping of bees; provided, that all other conditions of this Zoning Code or other City ordinances are complied with;
7. Parks and playgrounds of a noncommercial nature, subject to the granting of a conditional use permit;
8. Golf courses, subject to the granting of a conditional use permit;
9. Uses customarily incidental to any of the above uses, including hobby activities of a noncommercial nature;
10. Rented rooms in any one-family dwelling for occupancy of not more than four persons in addition to members of the family occupying such dwelling;
11. Accessory buildings and uses, including a private garage, accessory living quarters, recreation room, private stable, barn, greenhouse, lathhouse, corral, pen, coop or other similar structure, a building or room for packing products produced or raised on the same premises;
12. Nameplates and signs as provided in Chapter 19.620 (General Sign Provisions);
13. Agricultural field office as defined in Section 19.910.020 ("A" Definitions) subject

to the granting of a conditional use permit;

14. Small family day care homes as defined by Section 19.910.050 ("D" Definitions) of this Code;

Large family day care homes as defined by Section 19.910.050 ("D" Definitions) of this Code, subject to the granting of a Day Care Permit and meeting the criteria contained in Section Chapter 19.470 (Day Care Homes - Family).

#### **19.100.040 Residential Development Standards.**

Tables 19.100.040 A (Residential Development Standards: Single-Family Residential Zones) and 19.100.040 B (Residential Development Standards: Multiple-Family Residential Zones) establish the development standards applicable to all development within the residential zones.

Table 19.100.040 A

#### **Residential Development Standards: Single-family Residential Zones**

Development Standards	Single-family Residential Zones								
	RA-5	RC <sup>12</sup>	RR	RE	R-1-1/2 Acre	R-1-1300	R-1-10500	R-1-8500	R-1-7000
Density – Maximum (Dwelling Units per Gross Acre) <sup>1</sup> .	0.20	0.50 <sup>11</sup>	2.1 <sup>11</sup>	1.0 <sup>11</sup>	2.0 <sup>11</sup>	3.4 <sup>11</sup>	4.1 <sup>11</sup>	5.1 <sup>11</sup>	6.2 <sup>11</sup>
Lot Area – Minimum (Net)	5 Acres 2,9,14	Varies 2,14	20,000 sq. ft.	1 Acre	21,780 sq. ft.	13,000 sq. ft.	10,500 sq. ft.	8,500 sq. ft.	7,000 sq. ft.
Lot Width – Minimum	300 ft. <sup>2</sup>	130 ft. <sup>2</sup>	100 ft. 13,14	130 ft. 13,14	125 ft. 13,14	100 ft. 13,14	90 ft. 13,14	80 ft. 13,14	60 ft. 13,14
Lot Depth – Minimum	500 ft. <sup>2</sup>	100 ft. <sup>2</sup>	150 ft.	150 ft.	150 ft.	110 ft.	110 ft.	100 ft.	100 ft.
Building Height – Maximum <sup>10</sup>	35 ft.	20 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Number of Stories – Maximum	2	1	2	2	2	2	2	2	2



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Lot Coverage – Maximum	30%	N/A	30%	30%	30%	30%	35%	35%	40%
Setbacks – Minimum <sup>8</sup>									
A. Front <sup>7</sup>	40 ft. <sup>2</sup>	30 ft. <sup>2,6</sup>	30 ft.	30 ft.	30 ft. <sup>4</sup>	25 ft. <sup>4</sup>	25 ft. <sup>4</sup>	25 ft. <sup>4</sup>	20 ft. <sup>4</sup>
B. Side <sup>5</sup>	20 ft. <sup>2</sup>	25 ft. <sup>2</sup>	20 ft.	25 ft.	20 ft. <sup>3</sup>	15 ft. <sup>3</sup>	10/15 ft. <sup>3</sup>	7.5/12.5 ft. <sup>3</sup>	7.5/10 ft. <sup>3</sup>
C. Rear <sup>5</sup>	25 ft. <sup>2</sup>	25 ft. <sup>2</sup>	100 ft.	30 ft.	35 ft.	30 ft.	25 ft.	25 ft.	25 ft.

**Table 19.100.040 A****Notes:**

1. See Section 19.100.060 A (Additional Density). Gross acreage means streets are included for density purposes. Notwithstanding allowable density on a gross acreage basis, individual lots must meet the minimum lot size requirements exclusive of streets, except in the RA-5 Zone as described in Note 9.
2. Lot width, depth and area; building area; and setback requirements shall be as required as set forth in the Table. However, the zoning standards and requirements of the RC and RA-5 Zones shall not apply to any buildings existing prior to or under construction on November 13, 1979, or to the restoration or rehabilitation of or to any additions to such buildings, provided that the use, restoration, rehabilitation or addition shall conform to the current standards and requirements of the zoning in existence immediately prior to November 13, 1979. Also see Section 19.100.050 A (Lot Area).
3. Where a lot is less than 65 feet in width and was of record prior to November 23, 1956, or was of record prior to the date on which such lot was annexed to the City, the required side yards adjacent to interior side lot lines shall be reduced to 5 feet.
4. Front Setback Exceptions: See Section 19.100.060 C (Exceptions to Setback Requirements).
5. Side and Rear Setback Exceptions: See Sections 19.100.060 C (Exceptions to Setback Requirements). The side setback can be applied to either side except that the larger setback is required when a side yard is adjacent to a street.
6. No lot that fronts onto Hawarden Drive within the Hawarden Drive Special Design Area, generally between Anna Street and the Alessandro Arroyo, shall have a front yard depth of less than fifty feet.
7. Where a lot or parcel of land at the junction of two intersecting streets in any residential zone has frontage on each street over 130 feet in length, front yards of the depth required in the appropriate zone shall be required on both frontages. Also see Chapter 19.630 (Yard Requirements and Exceptions).
8. No dwelling shall be located closer than 5 feet to any retaining wall exceeding 2 feet in height, unless such retaining wall is an integral part of an approved dwelling.
9. Lot area in the RA-5 Zone is measured to the centerline of the adjoining street or streets; provided, however, individuals may construct one single-family dwelling on a lot of less than 5 acres existing as of May 15, 1979 and the residence is owner occupied after construction.
10. Refer to Chapter 19.560 (Building Height Measurement) for height measurement and exceptions to height limits.
11. Project density may be greater in a Planned Residential Development (see Chapter 19.780):
12. See Section 19.100.050 (Additional Regulations for the RC Zone).
13. See Section 18.210.080 (Lots) and Article X (Definitions) for exceptions for cul-de-sac lots, knuckle lots, lots on curves and corridor lots.
14. See Section 18.210.030 N (2) (a) for exception to lot size on private streets if over 20,000 square feet.

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Table 19.100.040 B

Residential Development Standards: Multiple-family Residential Zones

Development Standards	Multiple-Family Residential Zones					
	R-3-4000	R-3-3000	R-3-2500	R-3-2000	R-3-1500	R-4
Density – Maximum (Dwelling Units per Gross Acre)	10.9	14.5	17.4	21.8	29	40
Lot Area per Parent Parcel – Minimum (Net)	<del>1-acre</del> <u>30,000 sq. ft.</u>	<del>1-acre</del> <u>30,000 sq. ft.</u>	<del>1-acre</del> <u>30,000 sq. ft.</u>	<del>1-acre</del> <u>30,000 sq. ft.</u>	<del>1-acre</del> <u>30,000 sq. ft.</u>	<del>1-acre</del> <u>30,000 sq. ft.</u>
Lot Area per Dwelling Unit – Minimum (Net)	4,000 sq. ft.	3,000 sq. ft.	2,500 sq. ft.	2,000 sq. ft.	1,500 sq. ft.	1,000 sq. ft.
Lot Width <sup>5</sup> – Minimum	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	100 ft.
Lot Depth <sup>5</sup> – Minimum	150 ft.	150 ft.	100 ft.	100 ft.	100 ft.	150 ft.
Building Height <sup>4</sup> – Maximum	30 ft. <sup>2</sup>	30 ft. <sup>2</sup>	30 ft. <sup>2</sup>	30 ft. <sup>2</sup>	30 ft. <sup>2</sup>	50 ft.
Number of Stories – Maximum	2 <sup>5</sup>	2 <sup>5</sup>	2 <sup>5</sup>	2 <sup>5</sup>	2 <sup>5</sup>	4
Setbacks – Minimum						
A. Front <sup>1,3</sup>	25 ft.	25 ft.	20 ft.	15 ft.	15 ft.	15 ft.
B. Interior Side <sup>1</sup>	10 ft.	10 ft.	10 ft.	7.5 ft.	7.5 ft.	7.5 ft.
C. Adjoining Side <sup>1</sup>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
D. Rear <sup>1</sup>	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	10 ft.

**Table 19.100.040B****Notes:**

1. Whenever a Height Overlay Zone (S) has been applied to allow a structure to exceed two stories in height, the front, side and rear yards shall be increased by 2 ½ feet for each story in excess of two stories, except as otherwise stated in this footnote. No building or building portions of two stories or higher may be located within 50 feet of any side or rear property line that abuts property in the RA-5, RC, RR, RE or R-1 Zone, in such instance for each story in excess of two, the setback shall be increased by 10-feet.
2. For a development of three acres or greater, up to 60 percent of the units may be in buildings up to three stories, 40-feet maximum height subject to Planning Commission Approval.
3. 35-foot fully landscaped front yards are required along all arterial streets, 88-feet wide or greater as shown on the Circulation Map of the City's General Plan. This setback may be reduced to 25-feet for single-story multiple-family development along arterial streets.
4. Refer to Chapter 19.560 (Building Height Measurement) for height measurements and exceptions to height limits.
5. See Section 18.210.080 (Lots) and Article X (Definitions) for exemptions for cul-de-sac lots and knuckle lots.

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### **19.100.050 Additional Regulations for the RC Zone.**

#### **A. Lot Area**

1. The lot area requirements for land Zoned RC varies based on average natural slope and the date the property was zoned RC, as set forth in this Section.
2. The lot area requirements for land Zoned RC prior to May 15, 1979, shall be as follows:
  - a. Every lot shall have a minimum width at the building line of 130 feet and a minimum area of one-half acre; provided, however, that the average lot size of the lots shown on any subdivision or parcel map shall be not less than 2 acres.
  - b. Notwithstanding the provisions of subdivision 1 of this subsection, every lot or parcel located within the Hawarden Drive Special Design Area, generally between Anna Street and Alessandro Arroyo, shall have a minimum width at the building line of 130 feet and a minimum area of 2 acres; provided, however, that where a lot or parcel located within said area has less width or less area than herein required and was a legally created lot of record prior to June 16, 1977, such lot may be occupied by a single-family residential use if the lot has a minimum area of one-half acre.
3. The lot area requirements for land zoned RC on or after May 15, 1979, shall be as follows:
  - a. Every lot with an average natural slope of less than 15 percent shall have a minimum width at the building line of 130-feet and a minimum area of one-half acre.
  - b. Every lot with an average natural slope from 15 percent to 30 percent shall have a minimum width at the building line of 130-feet and a minimum area of 2 acres.
  - c. Every lot with an average natural slope over 30 percent shall have a minimum width at the building line of 200-feet and a minimum area of 5 acres.
  - d. The average lot size of the lots shown on any subdivision or parcel map shall be not less than 2 acres.

#### **B. Nonconforming Lot Size - Dwelling Unit Permitted**

Notwithstanding the provisions of subdivision 3 of Section A above, individuals may construct one single-family dwelling on a lot existing as of May 15, 1979, of less than the minimum lot size required by Section A-3 if such individuals occupy the residence after construction.

C. Average Natural Slope

For the purposes of this Section, "average natural slope" shall mean the average natural inclination of the ground surface of a lot or parcel expressed as a percent and as measured by the following formula:

$$S = \frac{0.002296 \times I \times L}{A}$$

where:

S = average natural slope in percent  
I = natural contour interval in feet  
L = length of natural contours in feet  
A = acres of property (parcel of record existing on November 13, 1979)  
0.002296 = Constant that converts square feet into acres and expresses slope percent.

The average natural slope shall be computed from photogrametric maps, grading permit plans and other data or evidence approved by the Public Works Department.

D. Grading

1. No grading permit shall be issued for any grading in the RC Zone until grading plans and, if required, special drawings showing grading and topography as viewed from critical locations within the neighborhood or community, have been submitted to and approved by the designated Approving or Appeal Authority as set forth in Table 19.650.020 (Approving and Appeal Authority).
2. The Approving and/or Appeal Authority shall consider the following items of particular concern in the review of grading proposals in the RC Zone. Conditions may be applied in the approval of grading plans so as to achieve these objectives pursuant to adopted standards included in the City's Grading Ordinance (Title 17).
  - a. The maximum retention of vistas, natural plant communities and natural topographic features including ridgelines, hilltops, slopes, rock outcroppings, arroyos, ravines and canyons;
  - b. The avoidance of excessive building padding or terracing and cut and fill slopes to reduce the scarring effects of grading;
  - c. The encouragement of sensitive grading to ensure optimum treatment of natural hillside and arroyo features; and
  - d. The encouragement of imaginative grading plans to soften the impact of grading on hillsides including rolled, sloping or split pads; rounded cut and fill slopes and post and beam construction techniques.

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### E. Design Review

1. No building permit shall be issued for any building or structure in the RC Zone until slope planting and irrigation plans and the drawings required by Chapter 19.710 (Design Review) have been submitted to and approved in accordance with the provisions of Chapter 19.710 (Design Review).
2. In addition to the standards established in the Zoning Code and in Chapter 19.710 (Design Review), the Design Review Approving or Appeal Authority shall consider the following items of particular concern in the RC Zone and shall approve the plans and drawings if all applicable standards are met:
  - a. The encouragement of unique site design to ensure optimum treatment of natural hillside and arroyo features and avoid inharmonious, incongruent, conspicuous and obtrusive development;
  - b. The reduction of the scarring effects of grading and the protection of slopes subject to erosion, deterioration or slippage, and fire by the use of appropriate slope planting, irrigation and maintenance; and
  - c. The encouragement of structures that will relate spatially and architecturally with the environment and complement the natural land forms.
3. Conditions may be applied when the proposed development does not comply with applicable standards and shall be such as to bring such development into conformity or the plans and drawings may be disapproved and the Design Review Approving or Appeal Authority shall specify the standard or standards that are not met.
4. All cut and fill slopes exceeding 5-feet in height shall be suitably landscaped with plant materials and adequately irrigated in accordance with approved plans and maintained on completion of the grading operations. The applicant or developer shall be responsible for the maintenance of all slope planting and irrigation systems until such time as the properties are occupied or until a homeowner's association accepts the responsibility to maintain the landscaping in common areas.

### F. Subdivisions

To assure compliance with the provisions of this Chapter and the Zoning Code where a Planned Development Permit is not required, there shall be submitted along with every tentative subdivision map and parcel map filed for approval in accordance with the provision of Title 18 (Subdivision Code) a preliminary grading plan showing at least one practical usable building site that can be developed in accordance with the provisions of this Chapter for each lot or parcel.

**19.100.060 Additional Regulations for the RA-5, RE, RC, RR and R-1 Zones.**

**A. Additional Density**

In the RE, RC, RR and R-1 zones and where consistent with the applicable General Plan land use designation the typical project density may be increased according to the regulations set forth in the Planned Residential Development Permit (PRD) process (Chapter 19.780 - Planned Residential Development Permit).

**B. Conversion of Existing Dwelling Unit to an Accessory Structure**

In the RE, RA-5, RR and R-1 zones, one entirely new single-family dwelling may be constructed upon a lot where there already exists not more than one single-family dwelling, provided that:

1. At the time of issuance of a building permit for the new dwelling, the property owner/applicant also obtains a building permit to make alterations to the existing dwelling as are required by the City to reduce the character of use of the existing dwelling to a lawful accessory building, or the owner/applicant obtains a building moving permit to remove the existing dwelling from the lot;
2. The owner of the lot executes and delivers to the City a written agreement in a form approved by the City to make the required alterations or to remove the existing dwelling concurrently with or immediately after the construction and completion of the new dwelling, together with a faithful performance surety bond or other security, in the form approved by the City and in the amount of 100 percent of the amount of the cost of such alterations or removal, as estimated by the City; and
3. The Building Official determines that the requirements of Section 19.100.040 (Residential Development Standards) and Building Code and Fire Prevention Code will be complied with.

**C. Exceptions to Setback Requirements**

**1. Front Porches & Balconies**

In the R-1 Zones, front porches that are open except for an overhead covering and have no habitable space above may encroach into the front setback up to a maximum of six (6) feet.

**2. Flexible Yard Setbacks**

- a. In the R-1 Zones, on local streets only, where the residential structure has the garage set back 10 or more feet from the required front yard setback, the habitable portion of the residential structure may extend into the front setback up to a maximum of 5-feet.
- b. In conjunction with the consideration of a Tentative Tract or Parcel Map in the R-1-7000 Zone, interior side yard setbacks may be reduced to 5 feet provided a minimum distance of 15 feet is maintained between adjacent



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dwellings.

- c. In the R-1 Zones, portions of the dwelling may encroach up to 10-feet into the required rear yard setback provided that the encroachment does not exceed 500 square feet in total area.

### 3. Accessory Structures

Refer to Chapter 19.440 (Accessory Buildings and Structures) for development standards.

### 4. Stairway Projections

Refer to Chapter 19.630 (Yard Requirements and Exceptions) see Section 19.630.040 (Permitted Projections into Required Yards).

### 5. Fire Escape Projections

Refer to Chapter 19.630 (Yard Requirements and Exceptions) see Section 19.630.040 (Permitted Projections into Required Yards).

### 6. Cornice, Eave and Sill Projections

Refer to Chapter 19.630 (Yard Requirements and Exceptions) see Section 19.630.040 (Permitted Projections into Required Yards).

### 7. Additions to Established Dwellings

For lawfully established dwellings that do not conform to the side yards required in the RC, RR, RE and R-1 Zones additions may be constructed within such required side yards if such additions are located not closer to the side lot line than the existing dwelling; provided, that in no case shall such additions be located closer than 5-feet to interior side lot lines or 10-feet to street side lot lines.

### 8. Garage in the R-1-7000 Zone

In the R-1-7000 Zone, a garage that is an integral part of the main dwelling may be located not closer than 5-feet to any interior side lot line.

### 9. Setbacks for RR Zoned Properties less than 20,000 square feet in area

For legally created parcels within the RR Zone which are less than 20,000 square feet in area, the following setbacks shall be provided and supersede those listed in Table 19.100.040 A as follows:

- a. For lots less than 8,500 square feet in area, the R-1-7000 standards apply.
- b. For lots greater than 8,500 square feet in area, but less than 10,500 square feet in area, the R-1-8500 standards apply.

- c. For lots greater than 10,500 square feet in area, but less than 13,000 square feet in area, the R-1-10500 standards apply.
- d. For lots greater than 13,000 square feet in area, but less than 20,000 square feet in area, the R-1-13000 standards apply.

D. Duplexes in the R-1-7000 Zone

- 1. Duplexes are permitted in the R-1-7000 zone subject to the following standards:
  - a. The units shall have been legally established in the R-2 Zone as of the effective date, November 3, 2006 (P06-1062).
  - b. Expansion of units is permitted subject to compliance with the development standards of the R-1-7000 Zone.
  - c. If one or both units are destroyed, they may be rebuilt.
  - d. Occupancy is limited to one family per dwelling unit (i.e., two-families in one duplex).
  - e. Construction of new duplexes, where a duplex did not previously legally exist, is not permitted.
  - f. ~~Second~~Accessory Dwelling Units (19.525442) are not permitted on lots with existing duplexes.

**19.100.070 Additional Regulations for the R-3 and R-4 Zones.**

A. Floor Area per Dwelling Unit

The minimum floor area per dwelling unit in the R-3 and R-4 zones shall be as follows:

- 1. 400-square-feet for each unit; and
- 2. An additional 100-square-feet shall be required for each bedroom.

B. Common Usable Open Space

- 1. The minimum common usable open space, as defined in Article X (Definitions), required for each dwelling unit shall be as set forth in Table 19.100.070 Open Space Standards: Multi-Family Residential Zones below:

**Table 19.100.070  
Open Space Standards: Multi-Family Residential Zones**

Open Space Standards	Multi-Family Residential Zones					
	R-3-4000	R-3-3000	R-3-2500	R-3-2000	R-3-1500	R-4

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Common Usable Open Space – Minimum per Unit	500 sq. ft.	500 sq. ft.	500 sq. ft.	500 sq. ft.	500 sq. ft.	500 sq. ft.
Private Open Space Ground Floor/Upper Story Unit	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.

2. Development consisting of 20 units or fewer shall provide a large open lawn area (one of the dimensions shall be a minimum of 50-feet) and include but not be limited to two of the following recreational amenities, or equivalent, as approved by the Planning Commission:
  - a. Tot lot with multiple play equipment
  - b. Pool and spa
  - c. Barbeque facility equipped with grill, picnic benches, etc.
3. Development consisting of 21 units to 75 units shall provide a large open lawn area (one of the dimensions shall be a minimum of 50-feet) and include but not be limited to three of the recreational amenities listed below, or equivalent, as approved by the Planning Commission.
  - a. Tot lot with multiple play equipment
  - b. Pool and spa
  - c. Barbeque facility equipped with grill, picnic benches, etc.
  - d. Court facilities (e.g. tennis, volleyball, basketball, etc.)
  - e. Exercise room
  - f. Clubhouse
4. Development consisting of 76 units or more shall provide a large open lawn area (one of the dimensions shall be a minimum of 100-feet) and include but not be limited to four of the following recreational amenities, or equivalent, as approved by the Planning Commission:
  - a. Tot lots with multiple play equipment. The tot lots shall be conveniently located throughout the site. The number of tot lots and their location shall be subject to Planning Commission review and approval.
  - b. Pool and spa
  - c. Multi-purpose room equipped with kitchen, defined areas for games, exercises, recreation, entertainment, etc.

- d. Barbeque facilities equipped with multiple grills, picnic benches, etc. The barbecue facilities shall be conveniently located throughout the site. The number of barbeque facilities and their locations shall be subject to Planning Commission review and approval.
  - e. Court facilities (e.g. tennis, volleyball, basketball, etc.)
  - f. Jogging/walking trails with exercise stations.
  - g. Community garden
  - h. Theater
  - i. Computer Room
  - j. Exercise Room
- 5. Other recreational amenities not listed above, may be considered in lieu of those listed subject to Planning Commission review and approval.
  - 6. Related recreational activities may be grouped together and located at any one area of the common space.
  - 7. Dispersal of recreational facilities throughout the site shall be required for development with multiple recreational facilities.
  - 8. All recreation areas or facilities required by this Section shall be maintained by private homeowners' associations, property owners, or private assessment districts subject to Planning Commission approval.
  - 9. In the R-4 Zone, a maximum of 25 percent of the required common open space may be located on the roof of a garage or building, provided such common usable open space is provided with recreational amenities suitable for the residents of the development subject to City Planning approval.

#### C. Private Usable Open Space

Each dwelling unit shall be provided with at least one area of private usable open space, as defined in Article X (Definitions), accessible directly from the living area of the unit and as set forth in Table 19.100.070 (Open Space Standards: Multi-Family Residential Zones) and in the following:

- 1. Ground Floor Units: Private usable open space for ground floor units shall be in the form of a fenced yard or patio, a deck or balcony. In order to count toward the open space requirement, a yard area, or uncovered deck or patio shall have a minimum area of 120-square-feet. Such private usable open space shall have no dimension of less than 8-feet. No more than 50 percent of ground-level space may be covered by an overhang balcony or patio roof.

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2. Above-Ground Level Units: Each dwelling unit having no ground-floor living area shall have a minimum above-ground level private usable open space area of at least 50-square-feet. Such private usable open space shall have no dimension of less than 5-feet. Above-ground level space shall have at least one exterior side open above railing height.
3. Each square foot of private usable open space provided beyond the minimum requirement of this section shall be considered equivalent to one and one-half square feet of the required group usable open space provided in the project. In no case shall private usable open space constitute more than forty percent of the total required group open space for the project.

### D. Distance Between Buildings

The minimum distance between buildings shall be not less than fifteen feet.

### E. Trash Collection Areas

Common trash collection areas shall be provided and conform to the regulations set forth in Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures).

### F. Keeping of Animals

Domestic animals in accordance with Table 19.150.020 B (Incidental Uses Table) pursuant to Chapter 19.455 (Animal Keeping) are permitted. All other animal keeping is prohibited.

No poultry, pigeons, rabbits, horses, mules, ponies, goats, swine, cows or similar animals generally considered to be non-household pets shall be kept in any R-3 or R-4 Zone.

### G. Pedestrian Accommodation

All developments shall provide paved, lighted pedestrian paths connecting parking areas to the units served, and also connecting units to any common usable open space areas improved with recreational amenities.

### H. Private Streets and Driveways

All driveways and streets provided within any multi-family development shall be private and shall be maintained by a private homeowners' association, property owner, or private assessment district. Such private streets and driveways shall be designed, built and maintained as set forth in the permit conditions authorizing such development.

### I. Recreational Vehicle Parking

Recreational vehicle parking shall be in accordance with Section 19.580.070 A 4 (Recreational Vehicle Parking in Residential Zones). In addition to providing all required spaces, a development may provide a special parking area and spaces for recreational vehicles, provided such area and spaces are screened from view from surrounding properties by a block wall of a minimum height of eight feet. Any such parking area and

screen wall shall be subject to Site Plan Review and Design Review as set forth in Section 19.100.080 (Site Plan Review and Design Review Required - R-3 and R-4 Zones).

J. Landscaping

Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation).

K. Lighting

1. All outdoor lighting shall be designated with fixtures and poles that illuminate uses, while minimizing light trespass into neighboring areas.
2. The candlepower of outdoor lighting shall be the minimum required for safety purposes.
3. The provisions of Section 19.590.070 (Light and Glare) shall apply.
4. The provisions of Chapter 19.556 (Lighting) shall apply.

**19.100.080 ~~Site Plan Review and Design Review.~~**

A. Infill Developments in the Single Family Residential Zones

A cursory review of building elevations for infill developments will take place in the Plan Check stage of the Building Permit process to insure compatibility of the new development with the existing neighborhood.

B. Multi-Family Residential

~~In any R-3 or R-4 Zone, All new buildings, structures, and all exterior alterations or enlargements of an existing building or structure in any R-3 or R-4 Zone consisting of 10 units or more shall require Site Plan Review approval pursuant to the provisions of Chapter 19.770 (Site Plan Review Permit) and Design Review approval pursuant to the provisions of Chapter 19.710 (Design Review). Projects of less than 10 units shall not be subject to the provisions of Chapter 19.770 (Site Plan Review) but will be subject to the provisions of Chapter 19.710 (Design Review).~~

**19.100.090 Other Regulations Applicable to All Residential Zones.**

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Riverside Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.49: Garage Sales

Chapter 5.75: Mobile Home Parks Rent Stabilization Procedures

Title 6: Health and Sanitation

Chapter 6.13: Exterior Structure Maintenance

Chapter 6.14: Landscape Maintenance

Chapter 6.15: Abatement of Public Nuisances

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Chapter 6.16: Fly-Producing Conditions

Title 8: Animals

Chapter 8.04: Animals

Chapter 8.10: Noisy Animals

Chapter 8.19: Pot-Bellied Pigs

Chapter 8.20: Bees and Apiaries

Title 16: Buildings and Construction

Title 17: Grading

Title 18: Subdivision

Title 20: Cultural Resources