



UPDATE ON REVISIONS TO INDUSTRIAL DEVELOPMENT STANDARDS

Community & Economic Development Department

City Council

May 20, 2025

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BACKGROUND



- Growing concern regarding over concentration of warehouses across the City and region
- Reduce negative impacts to sensitive receptors
- Local agencies adopting Good Neighbor Policies to help mitigate negative impacts
- Active State legislature working to regulate warehousing & distribution facilities

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BACKGROUND

City adopts 2020
Good Neighbor
Guidelines

2020

Community outreach & updates
to Land Use Committee and
Planning Commission

2023

Planning Commission &
new state legislation

2025

2022

Staff initiated comprehensive
review of 2020 GNG

2024

Proposed amendments released
for review & AB 98 signed into
law



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CURRENT CODE



1. Title 19 – Zoning Code

- Applies to all industrial development
- Outlines permitted uses within each industrial zone
- Provides development standards (i.e., height, parking, setbacks)
- Permit processing procedures, approving authority and noticing

2. 2020 Good Neighbor Guidelines

- Applies to warehousing and distribution facilities
- Policies to minimize air quality, noise, neighborhood character and health risks
- Implemented in Title 19

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PROPOSED AMENDMENTS



The proposed amendments affect the following:

1. Sensitive Receptor Protections;
2. Building Regulations and Site Planning;
3. Project Notification Requirements; and
4. Implementation of State law



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SENSITIVE RECEPTORS

Proposed Changes

- Incorporate new Sensitive Receptor definition throughout Title 19
 - A residential zone or use (existing)
 - K-12 public, private and charter schools
 - Designated parks and open space
 - Adult and child day care facilities
 - Assisted living facilities
 - Hospitals
- Expand all tiered land use protections when adjacent to any sensitive receptor



Effect

- More land will be subject to more restrictive development requirements due to being located near sensitive receptors

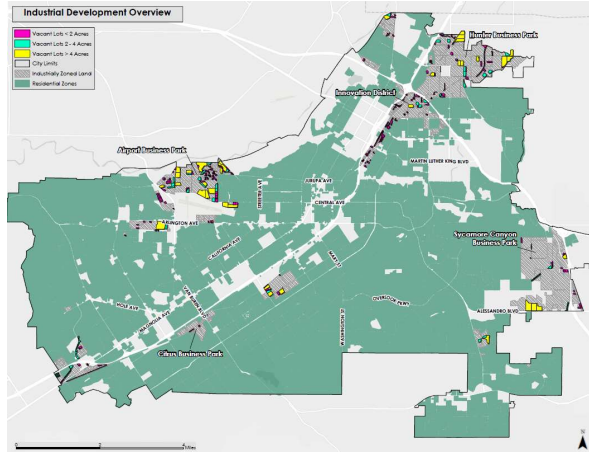


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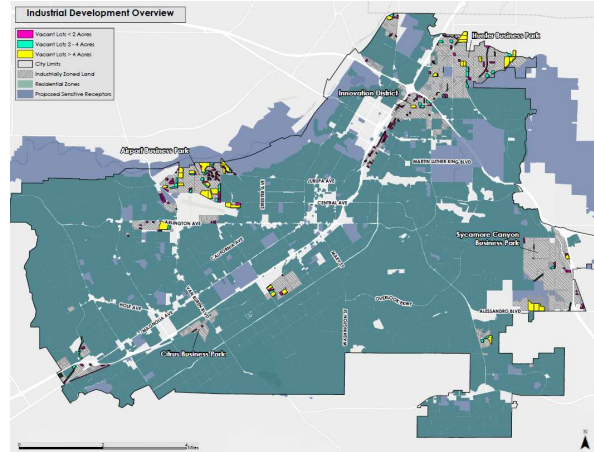
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SENSITIVE RECEPTOR AREAS

Existing



Proposed



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MAXIMUM BUILDING SIZE

Proposed Changes

- Tiered maximum building size protections apply based on proximity to any sensitive receptor
- Two new maximum building categories:
 - 800ft – 1,500 ft of SR= 400ksf
 - > 1,500 ft of SR = per FAR



Effect

- Maximum building size reduced for projects located 800-1,500 feet from sensitive receptor
- Current code may have allowed more depending on lot size



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NUMBER OF ALLOWED BUILDINGS

Proposed Changes

- New table will regulate allowable building density based on:
 - Distance of parcel to nearest sensitive receptor
 - Size of parcel
 - Underlying Zoning designation



Effect

- New table reduces the allowable building space for certain vacant parcels
- Overall development intensity of industrially zoned land will decrease



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PERMITTED LAND USES

Proposed Changes

- Prohibit warehouses 400k sf or greater in all industrial zones except General Industrial (I) zone



Effect

- Proposed warehousing & distribution facilities 400k sf or greater are limited to one Zoning district



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LANDSCAPING AND OPERATIONAL STANDARDS

Proposed Changes

- Increase in landscaping setbacks and new requirement for landscape buffering between SR and industrial building
- Sustainable construction practices and operational requirements for new warehousing & distribution facilities



Effect

- Landscaping provides natural gradient between adjoining uses
- Additional staff review effort to verify compliance



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PROJECT NOTIFICATION REQUIREMENTS

Proposed Changes

- Increase project notification radius from 300 feet to 2,640 feet (1/2 mile) for new warehousing & distribution facility projects
- Notify tenants of multi-tenant buildings
- On-site signage required to notify community



Effect

- Expands the extent and type of project notification compared to other land uses
- Additional community awareness of projects early on

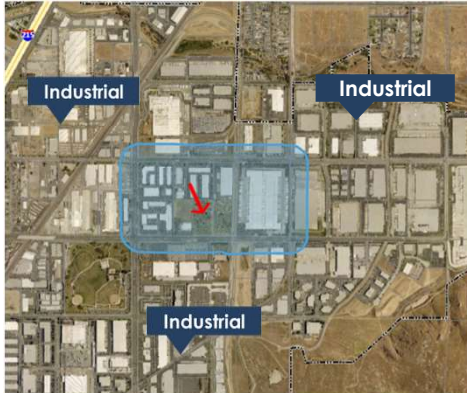


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PROPOSED NOTIFICATION REQUIREMENT

Example Project



Current: 300 feet
~100 properties notified



Proposed: 2,640 feet or ½ mile
~600 properties notified
(& apartment tenants)

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LEGISLATIVE UPDATE

Assembly Bill 98

- Signed into law September 2024. Effective January 2026
- Establishes various warehousing development standards (building design & siting, loading bays, landscaping, truck routes)
- Requires update to General Plan Circulation Element for truck routes



Compliance

- Increase wall height from 8 to 10 feet for warehouses adjacent to sensitive receptors
- Cite landscaping requirements from the bill in Title 19
- Require that all loading bays are located away from sensitive receptors
- **Contrary to City practice and Council direction related to establishing truck routes**

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LEGISLATIVE UPDATE

Assembly Bill 735 (AB 735) & Senate Bill 415 (SB 415)

- Introduced February 2025
- Will revise AB 98 to address feedback from various agencies affected by bill
- Potential amendments to the timeline regarding establishment of truck routes
- Early in the legislative process – making their way through Committees



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OPTIONS MOVING FORWARD

Option 1:

- No changes. Existing development regulations remain.

Option 2:

- Proceed with the proposed amendments as is, or with modifications such as defining “logistics uses” and applying restrictions only to warehousing and distribution facilities not manufacturing or research.

Option 3:

- Alternative work path as recommended by the City Council.

Option 4 (STAFF RECOMMENDATION):

- Pause this effort until after the 2025 legislative session, coming back to Council once new state warehouse restrictions are known.



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STRATEGIC PLAN ALIGNMENT

ENVISION RIVERSIDE 2025 STRATEGIC PLAN

Strategic Priority 3 – Economic Opportunity

Goal 3.1 – Facilitate partnerships and programs to develop, attract and retain innovative business sectors

Strategic Priority 5 – High Performing Government

Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Receive and file an update on the City's industrial development regulations including an update on recent legislative activity affecting warehousing and distribution facilities; and

1. Provide staff with policy direction on changes for future consideration.



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Reference Slides

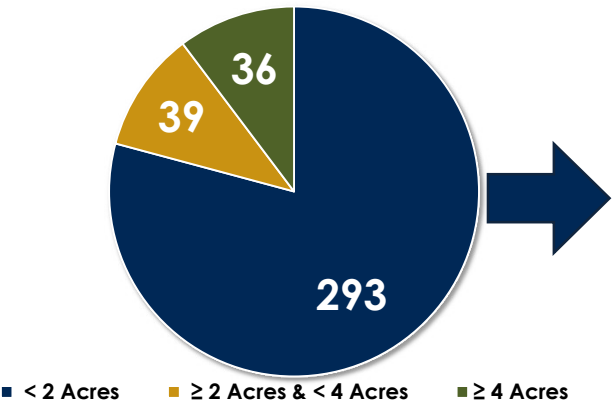


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FLOOR AREA RATIO ANALYSIS

Industrial Vacant Parcel Inventory



| SUMMARY | |
|----------------------------------|------------|
| Total vacant sites | 368 |
| Existing Potential Buildout (SF) | 37,144,184 |
| Proposed Potential Buildout (SF) | 21,518,454 |
| % Change | -42% |



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PROPOSED FAR VALUES

| Distance from Sensitive Receptor | Lot Size | | | | | | | | |
|----------------------------------|-----------|-----|-----|-----------|-----|-----|-----------|-----|-----|
| | < 2 acres | | | 2-4 Acres | | | > 4 Acres | | |
| | BMP | I | AIR | BMP | I | AIR | BMP | I | AIR |
| < 200 feet | .50 | .50 | .60 | .35 | .35 | .60 | .25 | .25 | .60 |
| < 800 feet | .75 | .60 | .60 | .50 | .50 | .60 | .35 | .35 | .60 |
| < 1,500 feet | 1.5 | .60 | .60 | 1.0 | .60 | .60 | .75 | .60 | .60 |
| > 1,500 feet | 1.5 | .60 | .60 | 1.5 | .60 | .60 | 1.5 | .60 | .60 |



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FAR CHANGES – EXAMPLE

2 – 4 Acre Lot Within 200 feet of Sensitive Receptor

Current



Allowed FAR: 1.5 - Actual FAR: .55
Building Footprint: 87,968 sq. ft.

Proposed



Allowed FAR: 0.35 - Actual: 0.35
Building Footprint: 55,490 sq. ft.
Maximum individual building size: 10,000 sq. ft.

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FAR CHANGES – EXAMPLE B

2 – 4 Acre Lot Within 800 feet of Sensitive Receptor

Current



Allowed FAR: 1.5 - Actual FAR: .64
Building Footprint: 100,352 sq. ft.

Proposed



Allowed FAR: 0.5 - Actual: 0.5
Building Footprint: 78,133 sq. ft.
Maximum individual building size: 100,000 sq. ft.₂₃



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FAR CHANGES – EXAMPLE C

2 – 4 Acre Lot Within 1,500 feet of Sensitive Receptor

Current



Allowed FAR: 1.5 - Actual FAR: .55
Building Footprint: 78,164 sq. ft.

Proposed

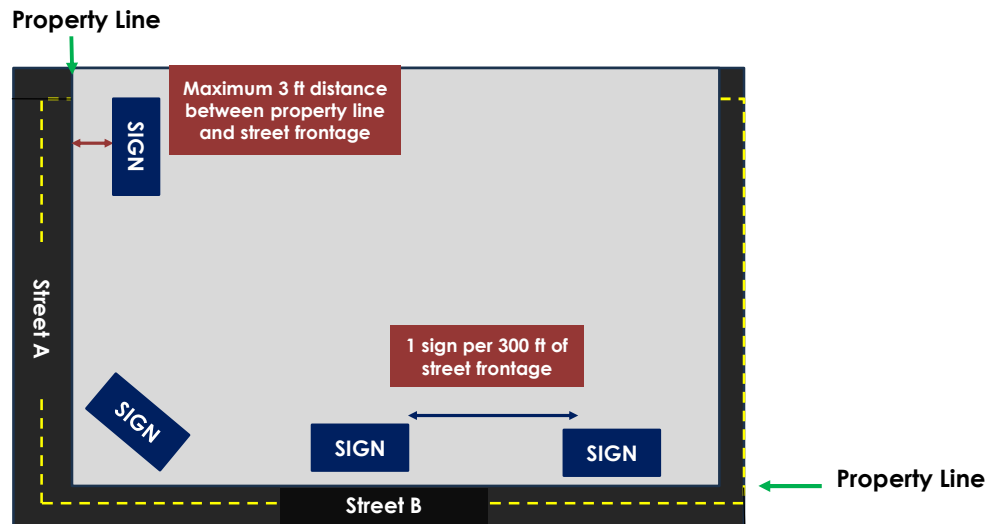


Allowed FAR: 1 - Actual: 0.55
Building Footprint: 78,164 sq. ft.
Maximum individual building size: 400,000 sq. ft.₂₄



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PROPOSED NOTIFICATION REQUIREMENTS



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NOTICE OF FILING EXAMPLE



City of Riverside logo must be published.

NOTICE OF FILING

NOTE: All font must be Century Gothic and shall be a minimum of 4 inches unless otherwise specified.

PROJECT NO: PR-2023-12345 (CONDITIONAL USE PERMIT)

PROPOSAL: Jane Doe of Fictious Company LLC. proposes a Conditional Use Permit for a major vehicle repair facility in the General Industrial (I) zone.

PROJECT LOCATION: 123 Imaginary Drive Riverside CA, 92501

APN: 123-456-789

APPLICANT: Jane Doe, (951) 123-4567, jdoe@riversideca.gov

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

City of Riverside – Planning Division
3900 Main Street – 3rd Floor
(951) 826-5800
RiversideCA.gov/Planning

Public Hearing Information:

NOTE: Sign width must be 8 ft.

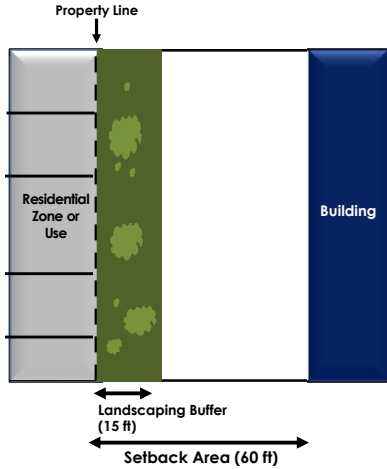


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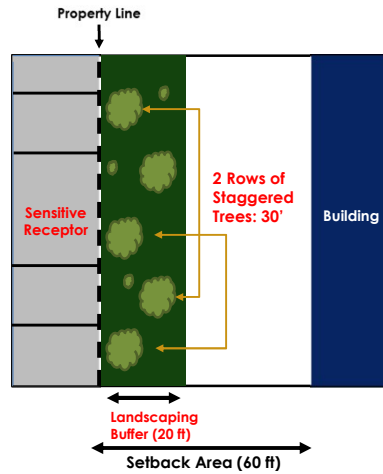
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REFERENCE SLIDE: LANDSCAPE BUFFER REQUIREMENTS

Current Standards



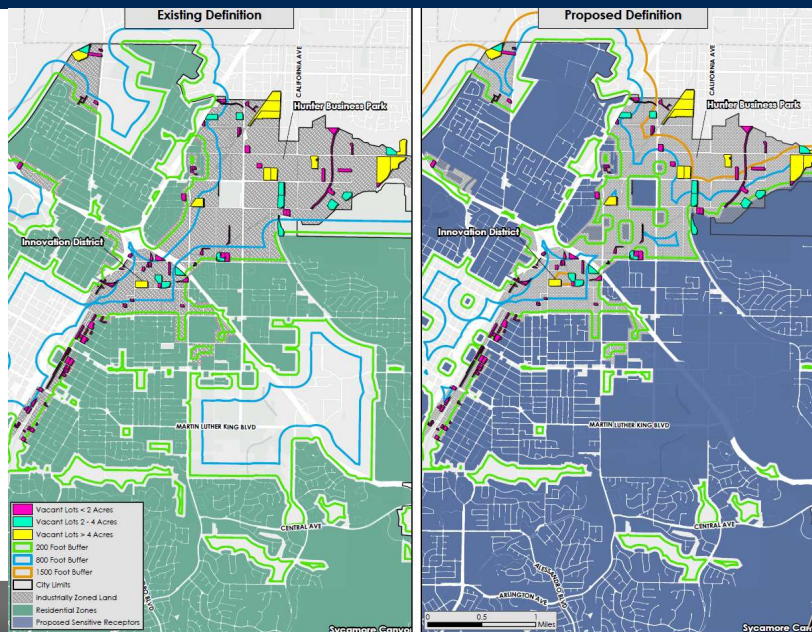
Proposed Standards



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HUNTER BUSINESS PARK



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