

# INFILL DEVELOPMENT AND SMALL LOT SUBDIVISION ORDINANCE WORKSHOP

Community & Economic Development Department

Planning Commission  
Agenda Item: 7  
May 23, 2024



## BACKGROUND



## OVERVIEW

### Planning Commission Workshop

Provide an overview of existing policy

Discuss proposed amendments

Outline where Planning Commission direction is needed



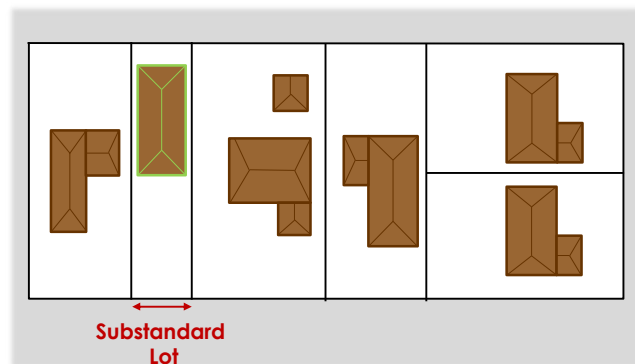
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## BACKGROUND

### WHAT ARE INFILL DEVELOPMENT STANDARDS?

- Creates flexibility in the Zoning Code to allow for development of existing substandard lots
- Reduces need for Variances to accommodate development on smaller lots



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# DRAFT INFILL DEVELOPMENT ORDINANCE

## Existing Policy – 2003 Infill Development Strategy

- Financial incentives for development on eligible infill lots
  - Reduced development fees
- Infill development standards never introduced
  - Creates obstacles
  - Zoning Code intended for standard size lots

**CITY OF RIVERSIDE**  
CITY COUNCIL MEMORANDUM

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HONORABLE MAYOR AND CITY COUNCIL DATE: May 27, 2003

SUBJECT: **RESIDENTIAL INFILL STRATEGY—PHASE 2** ITEM NO: 17

**BACKGROUND:**

On April 22, 2003, the City Council approved Phase 1 of the Residential Infill Strategy and adopted a resolution that provides financial incentives to developers who initiate residential infill development consistent with the definition contained in the strategy. Phase 2 of the Residential Infill Strategy is now being submitted to the City Council for consideration. Phase 2, as reflected in the attached resolution, addresses electric and water fees.

The complete infill strategy is attached but in summation the following fee adjustments and cost avoidances comprise Phase 2:

Fee Adjustments—Phase 2			
Item	Current Fee	Proposed Fee	Est. Adjustment
Water Backlog Fee	2,110	2,110	0
Water Elevation Fee	0	0	0
Water Distribution Fee	2,150	0	(2,150)
Water Service Lateral/Meter	1,010	1,010	0
Street Light In-Line Fee	900	0	(900)
Subtotal Phase 2—Estimated Adjustments			(3,050)

*Note—Phase 2 net adjustment will total approximately \$0.00.*

Cost Avoidances—Phase 2			
Item	Current Fee	Proposed Fee	Est. Adjustment
Electric Service Charge	2,500	900	(2,000)
Subtotal Phase 2—Cost Avoidances			(2,000)

*Note—Phase 1 and 2 cost avoidances will total approximately \$7,000.*



# DRAFT INFILL DEVELOPMENT ORDINANCE

## AMEND THE FOLLOWING ZONING CODE CHAPTERS OF THE RIVERSIDE MUNICIPAL CODE (RMC):

- Chapter 19.100 – Residential Zones; and
- Chapter 19.580 – Parking and Loading
- Other chapters to conform as necessary



Image Source: Lincoln Institute of Land Policy



## CHAPTER 19.100 – RESIDENTIAL ZONES

### Proposed Amendments – Development Standards For Infill Lots

#### New Sections

**Single Family (R-1)  
Residential Zones  
New section -  
§19.100.065**

**Multi-Family (R-3 & R-4)  
Residential Zones  
New section -  
§19.100.075**



## CHAPTER 19.100 – RESIDENTIAL ZONES

### §19.100.065 – Single Family (R-1) Infill Development Standards

- Each R-1 zone provides development standards based on lot size
- As lot decreases, flexibility increases
- Excludes RA-5 & RC Zones

PROPOSED R-1 INFILL DEVELOPMENT STANDARDS					
Residential Zone	Minimum Lot Size (current)	Infill standards apply to lots under:	Setback Provisions	Landscaping	Privacy
R-1-1/2 Acre	21,780 square feet	<18,000 square feet	Reduced for lots 5,500 – 18,000 sq. ft.	Front and side yard required if adjacent to street	No change
R-1-13000	13,000 square feet	<10,500 square feet	Reduced for lots 5,500 – 10,500 sq. ft.		No change
R-1-10500	10,500 square feet	<8,500 square feet	Reduced for lots 5,500 – 8,500 sq. ft.		No change
R-1-8500	8,500 square feet	<7,000 square feet	Reduced for lots 5,500 – 7,000 sq. ft.		No change
Any R-1 Lot < 5,500 sq. ft.	N/A	<5,500 square feet	Reduced setbacks for lots 1,500 – 5,499 sq. ft.		Privacy provisions for window placement & second story features



## CHAPTER 19.100 – RESIDENTIAL ZONES

### §19.100.075 – Multi Family (R-3 & R-4) Infill Development Standards

- Standards apply to lots < 5,000 sq. ft. – 27,780 sq. ft.
- Reduced setbacks compared to existing standards
- Landscaping required within front, side, rear yard setback

Development Standards	Lot Size (square feet)				
	< 5,000	5,001 - 10,000	10,001 - 15,000	15,001 - 20,000	20,001 - 21,780
Building Height - Maximum	40 ft. <sup>1</sup>	40 ft. <sup>1</sup>	40 ft.	40 ft.	40 ft.
Number of Stories - Maximum	3 <sup>1</sup>	3 <sup>1</sup>	3	3	3
Setbacks - Minimum					
A. Front	10 ft.	15 ft.	15 ft.	15 ft.	15 ft.
B. Front (Arterial Streets over 110 feet)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
C. Interior Side <sup>2</sup>	5 ft.	5 ft.	5 ft.	5 ft.	7.5 ft.
D. Street Side <sup>2</sup>	7.5 ft.	7.5 ft.	7.5 ft.	10 ft.	10 ft.
E. Rear <sup>2</sup>	7.5 ft.	7.5 ft.	10 ft.	10 ft.	10 ft.
Distance Between Buildings	5 ft.	5 ft.	5 ft.	15 ft.	15 ft.

Notes:

1. Height may be increased to 45 feet if building is designed with tuck-under parking. Ground-floor tuck-under parking shall not be considered a story.
2. Where a property abuts the RA-5, RC, RR, RE or R-1 Zone, any habitable portion of a building above 20 feet in height shall be stepped back an additional five feet.



## CHAPTER 19.580 – PARKING AND LOADING

### Proposed Amendment - Table 19.580.060 (Required Parking Spaces)

- **R-1 Lots:**
  - 3,500 – 5,499 sq. ft. lots: 2 covered parking spaces in carport or garage
  - < 3,499 sq ft. lot: 2 required parking spaces; covered/uncovered/tandem
  - All other lots: 2 parking spaces within private garage (existing)
- **R-3 & R-4 Lots:**
  - Must meet existing parking requirements
  - 1.5 parking space for units with one bedroom
  - 2 parking spaces for units with 2 or more bedrooms



## PLANNING COMMISSION FEEDBACK

General feedback welcomed



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## BACKGROUND

### WHAT ARE SMALL LOT SUBDIVISIONS?

- Allows the opportunity to increase the number of residential lots by subdividing existing lots into smaller lots consistent with allowed density
- Creates opportunities for “missing middle” housing in the form of smaller single-family detached homes vs. townhomes or condominiums

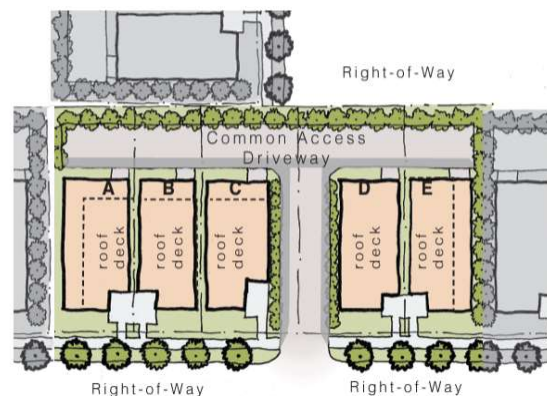


Image Source: City of Los Angeles

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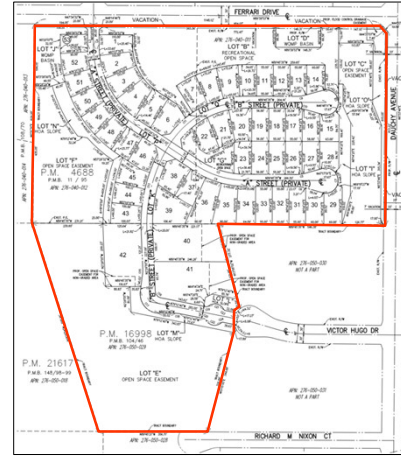


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## CHAPTER 19.780 – PLANNED RESIDENTIAL DEVELOPMENT PERMIT

### Current Code

- PRD permit allows opportunity for smaller lots through planned development
- May receive density bonus in exchange for superior design
- Approval process feasible for larger-scale development but not smaller scale PRDs
  - Open space/amenity requirements, private streets, HOAs
- Smaller scale PRDs infeasible - average size is 16 acres and 70 lots



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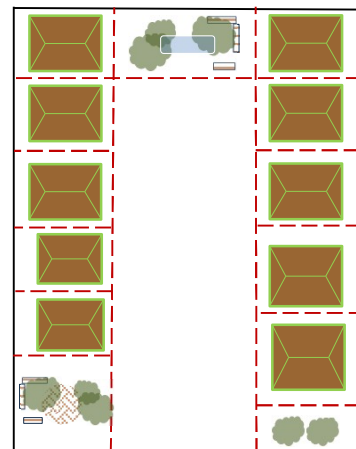


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## DRAFT SMALL LOT SUBDIVISION ORDINANCE

### AMEND THE FOLLOWING ZONING CODE CHAPTERS OF THE RIVERSIDE MUNICIPAL CODE (RMC):

- Chapter 19.150 – Base Zones Permitted Land Uses; and
- Chapter 19.780 – Planned Residential Development Permit
- Other chapters to conform as necessary



Small Lot Subdivision Example

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## CHAPTER 19.780 – PLANNED RESIDENTIAL DEVELOPMENT PERMIT

### Proposed Amendment – Streamlined and Administrative PRDs

Three new PRD permit types:

**Single Family Residential Zones:**

- Minor Planned Residential Development Permit (Minor PRD)
- Administrative Planned Residential Development Permit (Admin PRD)

**Multi-Family (R-3) Residential Zones:**

- Small Lot Subdivision Planned Residential Development Permit (Small Lot PRD)



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## MINOR PRD AND ADMIN PRD PERMITS

**Minor Planned Residential Development Permit (Minor PRD)**

Intended for PRDs with 5-16 dwelling units

Tentative Tract Map

**Administrative Planned Residential Development Permit (Admin PRD)**

Intended for < 4 parcels

Parcel map for streamlined review

**Both Permits**

Allowed in R-1 zones except RC and RA-5

Benefit from reduced parking, open space and design reqs.

Follow existing application process, notice etc.



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## SMALL LOT PRD PERMIT

- Will allow PRDs within R-3 zoned parcels
- New section 19.780.055 establishes minimum and maximum density
- Standards for height, privacy considerations, lot size and coverage, setbacks, landscaping, open space and parking requirements



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## CHAPTER 19.150 – BASE ZONES PERMITTED LAND USES

- Permitted Uses Table outlines permit requirements for a PRD by Zoning designation
- Proposed amendments reflect the permit applicability for the new permit types

Planned Residential Development	PRD	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.780 - Planned Residential Development Permits See 19.149 - Airport Land Use Compatibility****
Minor Planned Residential Development	X	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Administrative Planned Residential Development	X	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Small Lot Subdivision Planned Residential Development	X	X	X	X	X	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	



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## STAKEHOLDER FEEDBACK

**Increasing  
# of Units  
for Minor  
& Small  
Lot PRD**

- Increasing number of units to greater than 16 may yield greater market support

**Small Lot  
PRD in  
Mixed-  
Use Zones**

- Discussion surrounding incorporating Mixed-Use Zones for the Small Lot PRD



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## PLANNING COMMISSION FEEDBACK

General feedback welcomed



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## STRATEGIC PLAN ALIGNMENT



### Strategic Priority 2 – Community Well Being

Goal 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels

Goal 2.3 – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.

### Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &  
Resiliency



Equity



Innovation



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## RECOMMENDATIONS

That the Planning Commission:

1. Conduct a workshop to discuss and provide input on the draft Residential Infill Development and Small Lot Subdivision Ordinances as directed by the City Council Housing & Homelessness Committee.



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## REFERENCE SLIDES

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>1,15, 16</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) <sup>16</sup>	5 Acres <sup>2,9,14</sup>	Varies <sup>2,14</sup>	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 <sup>16</sup>	300 ft. <sup>2</sup>	130 ft. <sup>2</sup>	100 ft. <sup>13,14</sup>	130 ft. <sup>13,14</sup>	125 ft. <sup>13,14</sup>	100 ft. <sup>13,14</sup>	90 ft. <sup>13,14</sup>	80 ft. <sup>13,14</sup>	60 ft. <sup>13,14</sup>
Lot Depth - Minimum <sup>16</sup>	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>10,15</sup>	35 ft.	20 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Number of Stories - Maximum <sup>15</sup>	2	1	2	2	2	2	2	2	2
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>5,16</sup>	20 ft. <sup>2</sup>	25 ft. <sup>2</sup>	20 ft.	25 ft.	20 ft.	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>5,16</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.



## REFERENCE SLIDES

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) <sup>5</sup>	10.9	14.5	17.4	21.8	29	40
Lot Area - Minimum	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
Lot Width <sup>4</sup> - Minimum	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	100 ft.
Lot Depth <sup>4</sup> - Minimum	150 ft.	150 ft.	100 ft.	100 ft.	100 ft.	150 ft.
Building Height <sup>3,5</sup> - Maximum	30 ft./40 ft. <sup>2</sup>	30 ft./40 ft. <sup>2</sup>	30 ft./40 ft. <sup>2</sup>	30 ft./40 ft. <sup>2</sup>	30 ft./40 ft. <sup>2</sup>	50 ft.
Number of Stories <sup>5</sup> - Maximum	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	4
Setbacks - Minimum						
A. Front <sup>1</sup>	25 ft.	25 ft.	20 ft.	15 ft.	15 ft.	15 ft.
B. Front (Arterial Streets over 110 feet) <sup>1</sup>	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	15 ft.
C. Interior Side <sup>1</sup>	10 ft.	10 ft.	10 ft.	7.5 ft.	7.5 ft.	7.5 ft.
D. Street Adjoining Side <sup>1</sup>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
E. Rear <sup>1</sup>	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	10 ft.

