

ELECTRIFIED SECURITY FENCE SYSTEM

PR-2022-001346

(Zoning Code Amendment)

Community & Economic Development Department

Planning Commission
Agenda Item: 5
September 1, 2022



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BACKGROUND: ELECTRIFIED SECURITY FENCE SYSTEM

The electrified security fence systems consists of the following:



1. **Physical Barrier:** The electric fence is a 10-foot high, solar-powered barrier with clear warning signs that read "Warning – Electric Fence" posted at intervals of not more than 30 linear feet. The electric fence is installed 4-8 inches behind a minimum 5-foot-high non-electrified perimeter fence/wall.



2. **Shock:** If a breach occurs, the electric fence delivers a 7,000-voltage shock to the trespasser, which is considered medically safe.



3. **Alarms and Lights:** Any attempt to scale or touch the fence triggers an alarm and bright LED lights.



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Photos of Similar Electrified Security Fence System by Amarok, LLC



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Photos of Similar Electrified Security Fence System by Amarok, LLC



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APPLICANT PROPOSED ZONING CODE TEXT AMENDMENT

➤ Proposal

To amend Title 19 (Zoning) of the Riverside Municipal Code, Chapter 19.550 (Fences, Walls and Landscape Materials) to allow electrified security fence systems in:

1. **Industrial Zones** as a use **permitted by right**; and
2. **Commercial, Mixed-Use, and Other zones** subject to a **Minor Conditional Use Permit**.

➤ Development Standards:

- Maximum height of 10 feet or two feet higher than the perimeter barrier, whichever is higher;
- Permitted locations
 - Per the updated Incidental Use Table.
 - Specific uses such as vehicle and outdoor storage, parking lots, golf courses and other uses.
- Allow with a **Conditional Use Permit in any Specific Plan district** where specified type uses are permitted by the current zoning designation.
- 4-8 inches behind non-electrified perimeter fences and walls.
- Monitored Electrified Security Fence Systems adjacent to residential or residentially zoned properties shall be located behind a minimum 6-foot-tall block wall.



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STAFF PROPOSED ALTERNATIVE

➤ Proposal

To amend Title 19 (Zoning) of the Riverside Municipal Code, Chapter 19.550 (Fences, Walls and Landscape Materials) to allow electrified security fence systems in:

- Allow with a **Minor Conditional Use Permit** in the **BMP, I, AI and AIR Industrial Zoning Districts**.

➤ Development Standards

As proposed by the Applicant, with the following changes:

- Monitored Electrified Security Fence Systems shall have a maximum height of 10 feet.
- Permitted Locations.
 - Prohibit in any Residential, Mixed-use, Commercial, and Other zoning districts.
 - Prohibit adjacent to any park.
- Allow with a **Conditional Use Permit In any Specific Plan district** where specified industrial-type uses are permitted by the current zoning designation.



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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 6 – Infrastructure, Mobility & Connectivity

Goal 6.2 – Maintain, protect and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity

Cross-Cutting Threads



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RECOMMENDATIONS

Staff recommends that the Planning Commission:

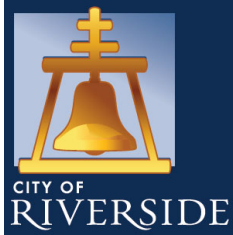
1. **RECOMMEND that the City Council DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061.b.3 (Common Sense Exemption) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **RECOMMEND that the City Council DENY** Planning Case PR-2021-001346 (Zoning Code Amendment) based on the analysis and findings outlined in the staff report.
3. **RECOMMEND that the City Council APPROVE** Staff's proposed alternative to Planning Case PR-2021-001346 (Zoning Code Amendment) based on the analysis and findings outlined in the staff report.



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Summary of Applicant and Staff Proposals (Reference Only)

APPLICANT PROPOSED	STAFF PROPOSED ALTERNATIVE
➤ Allowed in Industrial zones by right; and Commercial, Mixed-Use, and Other Zones, subject to MCUP	➤ Allowed in Industrial zones, subject to MCUP
➤ Prohibited in Residential zones	➤ Prohibited in Residential, Commercial, Mixed-Use, and Other zones.
➤ Maximum height of 10 feet or two feet higher than the perimeter barrier, whichever is higher	➤ Maximum height of 10 feet
➤ Specific Plan Areas - Allowed where <u>specified type uses</u> are permitted by the current zoning designation, subject to CUP.	➤ Specific Plan Areas - Allowed where <u>industrial type uses</u> are permitted by the current zoning designation, subject to CUP.
	➤ Prohibited in properties adjacent to a park

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