

1 A. *Health Risk Assessment.* A Health Risk Assessment (HRA) shall be prepared in accordance with
2 South Coast Air Quality Management District (SCAQMD) Guideline for the new development or
3 substantial enlargement of industrial uses within 1,000 feet of a Residential Zone or use.

4 B. *Walls.* Wherever a lot or parcel in any industrial zone abuts a Residential Zone or use, or abuts
5 an alley that separates the industrial zone from a Residential Zone or use, a minimum eight-foot high
6 solid masonry wall shall be constructed along the property line or alley right-of-way line separating
7 the industrial zone from the Residential Zone or use.. Wall height shall be measured from the finished
8 grade of the adjacent Residential Zone or use.

9 1. Such wall shall be limited in height to three feet in any required front yard or street side yard
10 setback area.

11 2. Such wall shall not be required until the industrial lot or parcel is developed with a permitted
12 use

13 C. *Outdoor display and storage.* Except for the outdoor storage and display of aircraft, outdoor
14 display and storage shall not be permitted except as specified in 19.285 (Outdoor Storage Yard),
15 19.500 (Outdoor Display of Incidental Plant Materials), 19.505 (Outdoor Display and Sales -
16 Incidental) and 19.510 (Outdoor Storage - Incidental).

17 D. *Use of Interior Rear and Side Yards for Off-street Parking and Loading.* Except for required
18 landscape areas, required interior rear yards and side yards may be used for off-street parking, off-
19 street loading, outdoor storage incidental to a permitted use, and any use permitted in the required
20 front yard area; provided such loading, parking and storage areas are acoustically shielded and
21 screened from adjacent Residential Zones or uses and the public right-of-way, to the satisfaction of
22 the Community & Economic Development Director or his/her designee.

23 E. *Lighting.* Lighting for signs, structures, landscaping, parking areas, loading areas and the like,
24 shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the provisions
25 of Chapter 19.556 (Outdoor Lighting).

26 F. *Screening of mechanical equipment.* All roof-supported or ground-supported mechanical
27 equipment and utility equipment shall comply with the regulations set forth in Chapter 19.555 (Outdoor
28 Equipment Screening).

1 G. *Landscaping.* Front and side yard areas adjacent to streets and interior perimeter landscape
2 planters adjacent to Residential Zones or uses shall be suitably landscaped and continuously
3 maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation). Such setbacks
4 shall not be used for off-street parking, loading, storage or accessory buildings.

5 H. *Performance standards.* All uses shall comply with the performance standards set forth in
6 Chapter 19.590 (Performance Standards) for industrial uses, except that the noise associated with
7 aircraft operations shall be exempt from noise standards but shall comply with any applicable Federal
8 Aviation Administration regulations regarding noise.

9 I. *Parking and loading requirements.* Parking areas shall be provided as set forth in Chapter 19.580
10 (Parking and Loading).

11 J. *Trash receptacles and enclosures.*

- 12 1. All trash storage areas shall be located so as to be convenient to the users and where
13 associated odors and noise will not adversely impact the users.
- 14 2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures)
15 regarding requirements for the screening of trash receptacles shall apply.”

16 Section 5: Section 19.130.060 of the Riverside Municipal Code is hereby amended as
17 follows:

18 **“Section 19.130.060 Other regulations applicable to Industrial Zones.**

19 In addition to the requirements contained in this chapter, regulations contained in the following titles
20 of the Riverside Municipal Code and other chapters of the Zoning Code may apply.

21 ...

Chapter 5.28: Poolrooms

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23 Chapter 5.66: Ambulances

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25 Chapter 6.08: Regulation of Food Facilities

26 Chapter 6.09: Regulation of Food Handlers

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Title 7: Noise Control

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Chapter 9.07: Social Host of Minors Accountability

Chapter 9.09: Public Pay Telephone Regulations

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Chapter 9.48: Unified Hazardous Materials Programs

Title 12: Airport and Aircraft

...”

Section 6: Table 19.150.020.A of Title 19 of the Riverside Municipal Code entitled “Permitted Uses Table” is hereby amended as shown in Exhibit “C,” attached hereto and incorporated by reference.

Section 7: Section 19.285.040 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.285.040 Screening of outdoor storage.

Screening of outdoor storage shall comply with the following:

A. Storage shall be visually screened from all adjacent building sites and public streets and alleys by a solid masonry wall of a height sufficient to screen all materials stored outdoors or by a building. Such walls shall be limited in height to three feet within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be limited in height to three feet within ten feet of the street property line. Alternative screening methods including but not limited to fences, landscaping, earthen berms or some combination thereof may be approved by the Community & Economic Development Director or his/her designee provided that the required visual screening is achieved.

...”

Section 8: Chapter 19.435 of Title 19 of the Riverside Municipal Code entitled “Warehousing and Distribution Facilities” is hereby added as shown in Exhibit “D,” attached hereto and incorporated by reference.

1 Section 9: Section 19.510.030 of the Riverside Municipal Code is hereby amended as
2 follows:

3 **“Section 19.510.030 Site location, operation and development standards.**

4 A. *Vehicles, equipment and other items customarily stored in outdoor areas.*

5 ...

6 2. Any outdoor storage area described in Paragraph 1 above shall be paved as provided above
7 or overlaid with a dust-free surface such as decomposed granite, oiled native soil, or a suitable
8 substitute approved by the Public Works Department.

9 ...

10 6. Where any such area adjoins or is across an alley from property in a zone that permits
11 residential uses, a decorative masonry wall of a minimum six feet in height shall be erected
12 and maintained so as to physically separate the storage area from the residential property.
13 However, such wall shall be limited in height to three feet within the required front or street
14 side yard area, or, where no front or street side yard area is required, such wall shall be limited
15 in height to three feet within 10 feet of the street property line.

16 ...”

17 Section 10: Section 19.510.040 of the Riverside Municipal Code is hereby amended as
18 follows:

19 **“Section 19.510.040 Screening of outdoor storage.**

20 Screening of outdoor storage shall comply with the following:

21 A. Outdoor storage shall be visually screened from all adjacent building sites and public streets
22 and alleys by a minimum six-foot high solid decorative masonry wall, sufficient to screen all materials
23 stored outdoors, or by a building. Such walls shall be limited in height to three feet within the required
24 front or street side yard area, or, where no front or street side yard area is required, such wall shall be
25 limited in height to three feet within ten feet of the street property line. Alternative screening methods
26 including but not limited to fences, landscaping, earthen berms or some combination thereof may be
27 approved by the Community & Economic Development Director or his/her designee provided that the
28 required visual screening is achieved.

...”

1 Section 11: Section 19.550.030(D) of the Riverside Municipal Code is hereby amended as
2 follows:

3 **“Section 19.550.030(D) Height and location provisions.**

4 D. Exceptions.

5 1. Alternative decorative screening constructed of a material other than solid decorative
6 masonry may be permitted where not visible from the public right-of-way subject to the approval
7 of the Community & Economic Development Director or his/her designee.

8 2. Fences or walls around a public utility building or structure may exceed the provisions of
9 this section as needed for security or public safety, subject to approval of the Community &
10 Economic Development Director or his/her designee.

11 3. Outdoor storage yards and incidental outdoor storage shall be subject to the location and
12 design regulations of Chapter 19.285 (Outdoor Storage Yard) and Chapter 19.510 (Outdoor
13 Storage - Incidental).”

14 Section 12: Section 19.550.060 of the Riverside Municipal Code is hereby amended as
15 follows:

16 **“Section 19.550.060 New residential construction.**

17 For any new construction of a single-family residence, any wall along a street rear yard, street
18 side yard or front yard between the house and the side yard shall be constructed of decorative
19 masonry or a similar material subject to the approval of the Community & Economic Development
20 Director or his/her designee. This provision does not apply to interior rear or interior side yard
21 fences and walls.”

22 Section 13: Section 19.910.240 of the Riverside Municipal Code is hereby amended as
23 follows:

24 **“Section 19.910.240 “W” Definitions.**

25 *Wall* means a physical barrier constructed largely of masonry, brick, concrete, stucco, concrete block
26 or any combination thereof and intended to mark a boundary and/or enclose an area.

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1 *Warehousing and distribution facility* means a building, structure or other facility primarily used for
2 the warehousing, storage, sorting, packing, staging, shipping, receiving, distributing or holding of
3 goods and merchandise of any kind, typically which are not manufactured, processed or otherwise
4 produced in the same facility, for any length of time. Warehousing and distribution facilities include
5 but are not limited wholesale distribution, distribution centers, moving and transfer storage, cross-
6 dock facilities, package handling centers, order fulfilment centers, or logistics centers and facilities.

7 ...”

8 Section 14: The City hereby finds that this ordinance is not subject to review under the
9 California Environmental Quality Act (CEQA) pursuant to CEQA Guideline section 15061,
10 subdivision (b)(3) (there is no possibility the activity in question may have a significant effect on the
11 environment).

12 ADOPTED by the City Council this _____ day of _____, 2020.

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14 _____
Mayor of the City of Riverside

15 Attest:

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17 _____
City Clerk of the City of Riverside

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1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing ordinance was duly and regularly introduced and adopted at a meeting of the City Council
3 on the _____ day of _____, 2020, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

8 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
9 City of Riverside, California, this _____ day of _____, 2020.

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12 City Clerk of the City of Riverside
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20-0911 KJS 10/13/20