



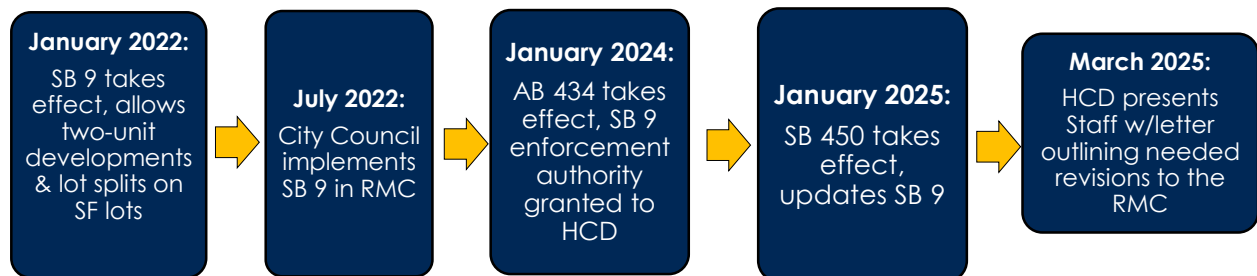
SB 9/SB 450 Zoning Code Clean Up

PR-2025-001800 (AMD) – Zoning Text Amendment
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Commission
Agenda Item : 6
August 14, 2025

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BACKGROUND




2

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AMENDMENT TYPES



Align RMC standards with the California Government Code



Modify/remove differential and subjective standards per SB 450



3

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PROPOSED AMENDMENTS



Align RMC standards with the California Government Code



4

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TM1

AMENDMENT 1: ELIGIBILITY REQUIREMENTS

CODE SECTION	Chapter 18.085 – Urban Lot Splits Chapter 19.443 – Two-Unit Developments Chapter 20.50 – Definitions
CURRENT	RMC eligibility requirements for urban lot split and two-unit developments differ slightly from Government Code
PROPOSED	Clarify eligibility requirements to align with the Government Code, especially for high-fire risk areas and historic resources



Image Source: City of Riverside

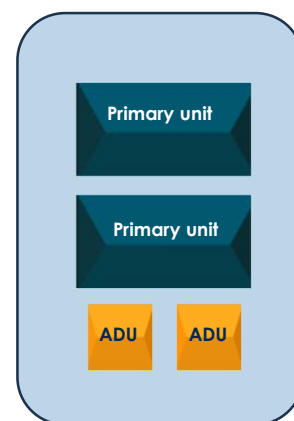


5

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AMENDMENT 2: NUMBER OF UNITS

CODE SECTION	Chapter 19.443 – Two-Unit Developments
CURRENT	<ul style="list-style-type: none"> Two-unit developments, not in conjunction with an urban lot split, can have up to three total units (two primary units + one ADU) Per HCD, all jurisdictions must allow up to four units for <u>any</u> SB 9 project (two-unit and/or lot split)
PROPOSED	Clarify that a two-unit development can have up to four units (two primary units plus two ADUs)



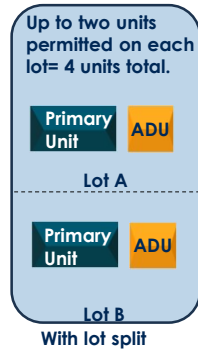
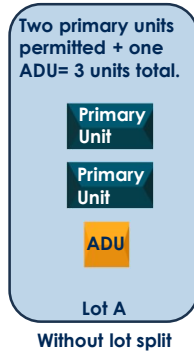
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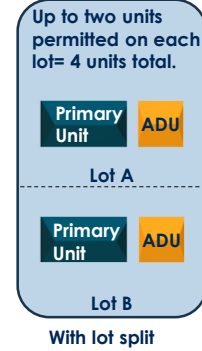
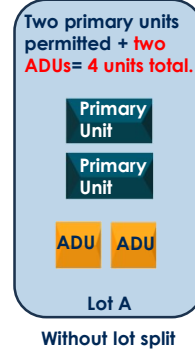
TM1 Use a different image - historic home maybe
Taylor, Matthew, 2025-07-24T00:37:33.120

AMENDMENT 2: NUMBER OF UNITS

Current



Amended



For additional configurations, see SB 9 handout

7

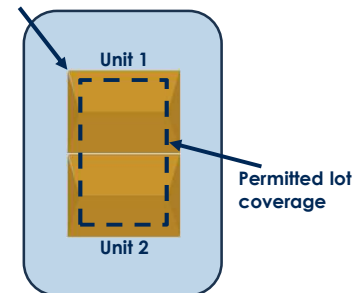


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AMENDMENT 3: WAIVERS

CODE SECTION	Chapter 19.443 – Two-Unit Developments
CURRENT	“The application of any development standard that would physically prevent the development of <i>at least</i> two primary dwelling units of at least 800 square feet each shall be waived.”
PROPOSED	<ul style="list-style-type: none"> Replace “at least” with “up to” Make other minor adjustments to statement to align with the Government Code

Two dwelling units of 800 sq ft each (1,600 sq ft)



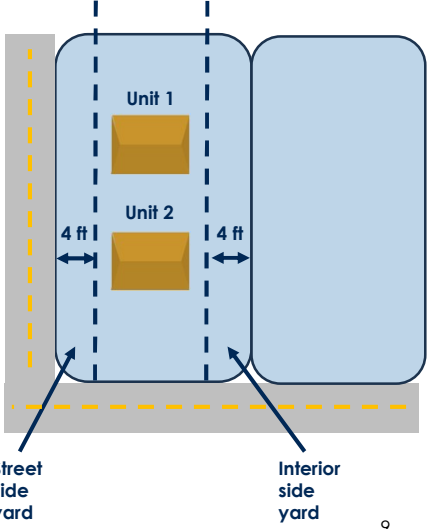
Two 800 sq ft units > permitted lot coverage
WAIVE LOT COVERAGE REQUIREMENT

8



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AMENDMENT 4: SIDE YARD SETBACKS

CODE SECTION	Chapter 19.443 – Two-Unit Developments	 <p>Street side yard</p> <p>Interior side yard</p> <p>9</p>
CURRENT	In the RMC, minimum interior side yard setbacks are four feet & minimum street side yard setbacks are per the underlying zone	
PROPOSED	Clarify that setbacks for all side yards are a minimum of four feet	



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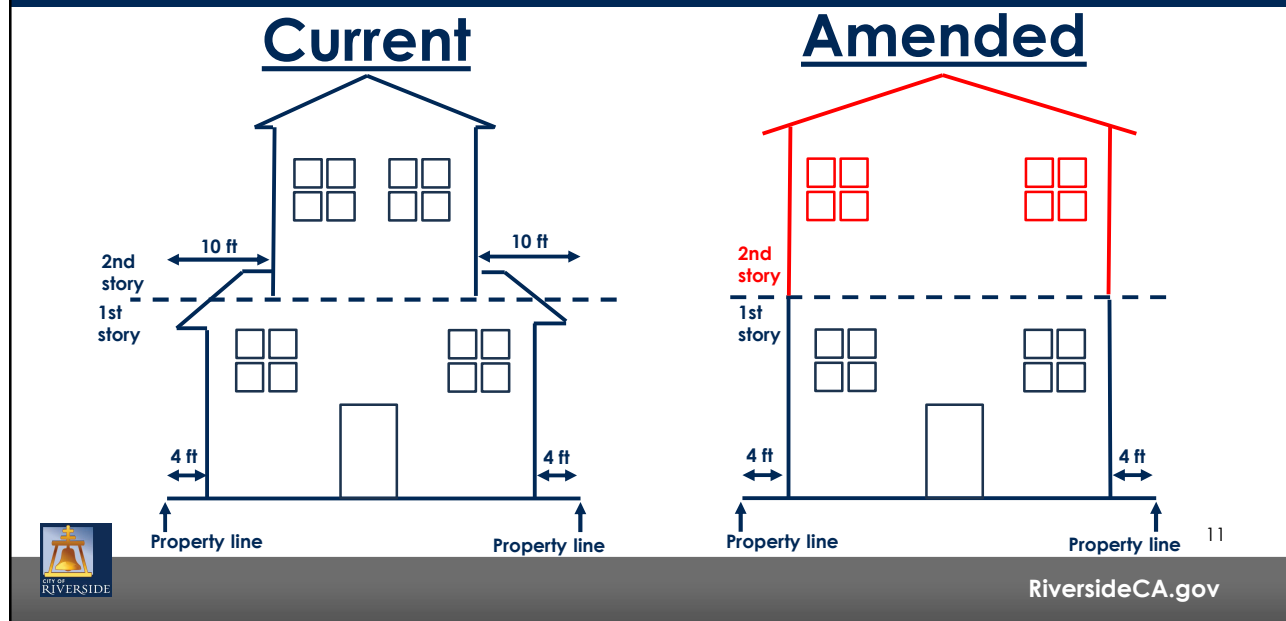
AMENDMENT 5: HEIGHT-BASED SETBACKS

CODE SECTION	Chapter 19.443 – Two-Unit Developments	 <p>Image Source: Homes.com</p>
CURRENT	<ul style="list-style-type: none"> In the RMC, for a two-unit development any new construction above one story or 16 feet must meet the setbacks of the underlying zone Other single-family zoned properties are not subject to height-based setbacks 	
PROPOSED	Remove height-based setbacks	



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AMENDMENT 5: HEIGHT-BASED SETBACKS



CATEGORIES OF AMENDMENTS



Modify/remove differential and subjective standards per SB 450



12

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AMENDMENT 6: NOTICING REQUIREMENTS

CODE SECTION	Chapter 18.085 – Urban Lot Splits Chapter 19.443 – Two-Unit Developments
CURRENT	Both urban lot split and two-unit developments require noticing; considered subjective and differential requirements
PROPOSED	Remove noticing requirements for urban lot splits and two-unit developments

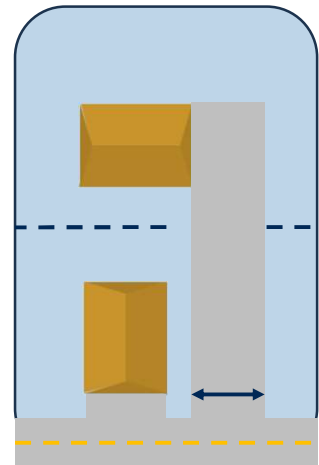


13

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AMENDMENT 7: ADDITIONAL FIRE ACCESS

CODE SECTION	Chapter 18.085 – Urban Lot Splits
CURRENT	<ul style="list-style-type: none"> A minimum ten-foot fire access easement is required for lots not fronting the ROW Additional fire access standards can be required at discretion of Fire Marshal
PROPOSED	Revise standards to be objective, clarify that additional fire access standards are subject to Chapter 16.32 – Fire Prevention, rather than Fire Marshal discretion



Ten-foot fire
access easement

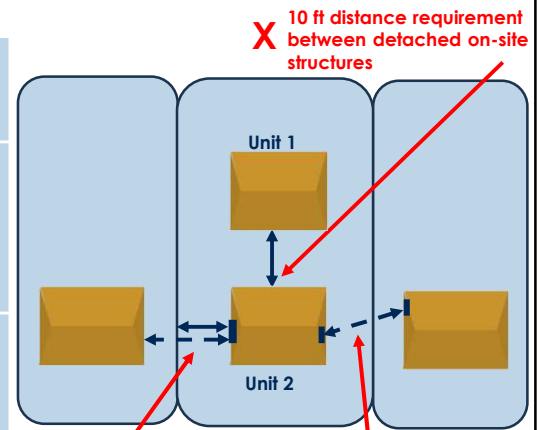


14

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AMENDMENT 8: PRIVACY DESIGN STANDARDS

CODE SECTION	Chapter 19.443 – Two-Unit Developments
CURRENT	Privacy design standards for two-unit developments aren't imposed on other single-family properties
PROPOSED	Remove privacy design standards



X Balconies/decks/landings overlooking adjacent properties must be 15 ft from interior lot lines

X Windows cannot align to others within 30 ft on adjacent properties

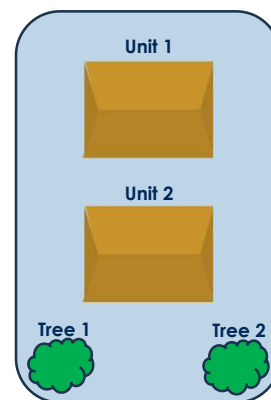
15



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AMENDMENT 9: LANDSCAPE DESIGN STANDARDS

CODE SECTION	Chapter 19.443 – Two-Unit Developments
CURRENT	The landscape design standard to plant one 24-inch broadleaf or evergreen tree per unit is not imposed on other single-family properties
PROPOSED	Remove landscape design standard



X One 24-inch broadleaf or evergreen tree per unit required

16



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RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule) of the CEQA Guidelines, and pursuant to Government Code Section 65852.21(k); and
2. **RECOMMEND** the City Council Approve Planning Case PR-2025-001800 (Zoning Code Text Amendment) based on the findings outlined in the staff report.



17

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