



RESIDENTIAL INFILL DEVELOPMENT & SMALL LOT SUBDIVISION ORDINANCE

PR-2024-001678 (AMD) – ZONING TEXT AMENDMENT

Community & Economic Development Department

City Council
August 6, 2024

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PURPOSE



Implement Council Committee Direction



Promote Infill Housing Development



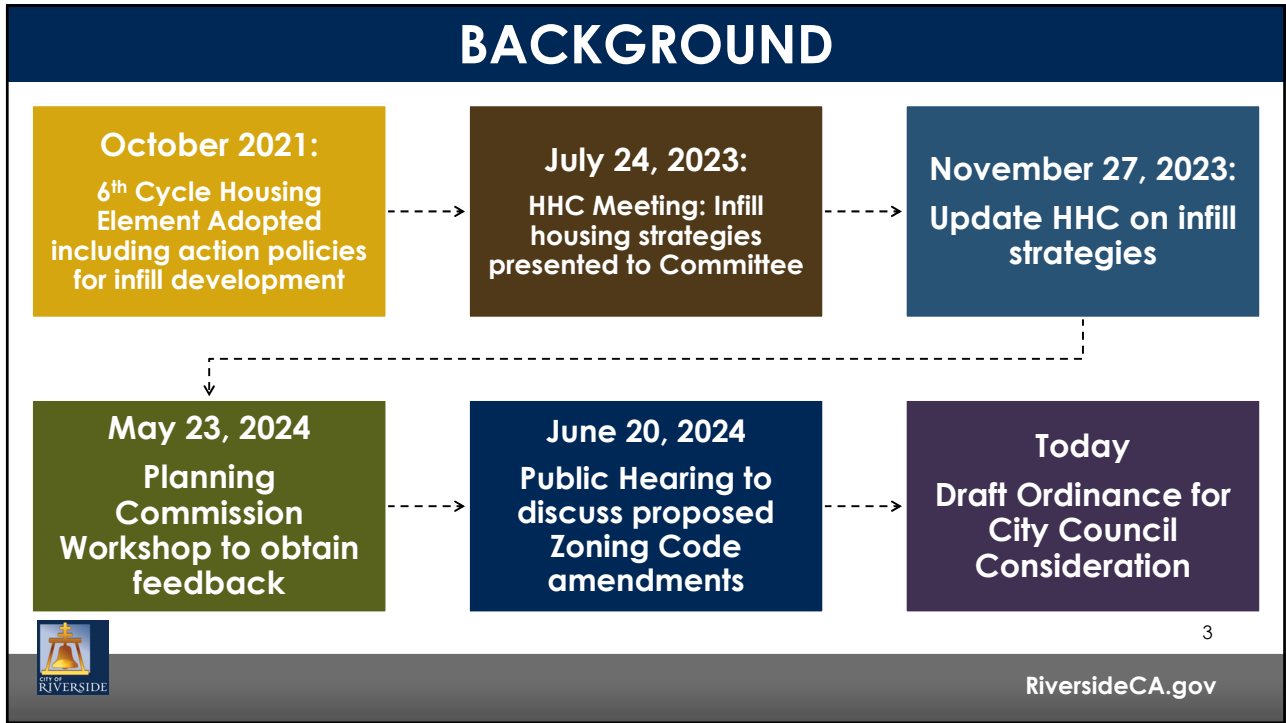
Increase Opportunities for Homeownership in the City



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INFILL DEVELOPMENT STANDARDS

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

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EXISTING INFILL POLICY

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

HONORABLE MAYOR AND CITY COUNCIL DATE: May 27, 2003
ITEM NO: 17

SUBJECT: RESIDENTIAL INFILL STRATEGY—PHASE 2

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			
Fees/Permits	Current Fee	Proposed Fee	Est. Adjustment
Water Backup Fees	2,110	2,110	0
Water Elevation Fee	0	0	0
Water Distribution Fee	2,150	0	(2,150)
Water Service Lateral/Meter	1,910	1,010	0
Street Light In-Line Fee	600	0	(600)
Subtotal Phase 2—Estimated Adjustments			(3,000)

Note—Phase 1 and 2 adjustments will total approximately \$1,911.

Cost Avoidances—Phase 2			
Item	Current Fees	Proposed Fee	Est. Adjustment
Electric Service Charge	2,500	600	(2,000)
Subtotal Phase 2—Cost Avoidances			(2,000)

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



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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**



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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. – 21,780 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. ¹	40 ft. ¹	40 ft.	40 ft.	40 ft.
Number of Stories - Maximum	3 ¹	3 ¹	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 ²	5 ft.	5 ft.	5 ft.	5 ft.	7.5 ft.
D. Street Side ²	7.5 ft.	7.5 ft.	7.5 ft.	10 ft.	10 ft.
E. Rear ²	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
 - < 3,500 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



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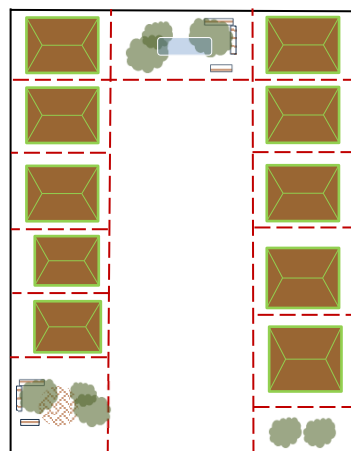
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SMALL LOT SUBDIVISION IMPLEMENTATION

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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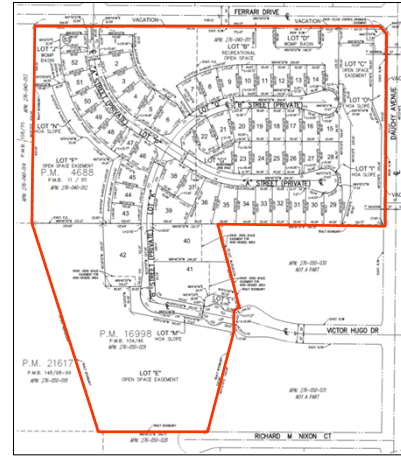
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CHAPTER 19.780 – PLANNED RESIDENTIAL DEVELOPMENT PERMIT

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



CHAPTER 19.780 – PLANNED RESIDENTIAL DEVELOPMENT PERMIT

Proposed Amendment – Streamlined and Administrative PRDs

Three new PRD permit types:

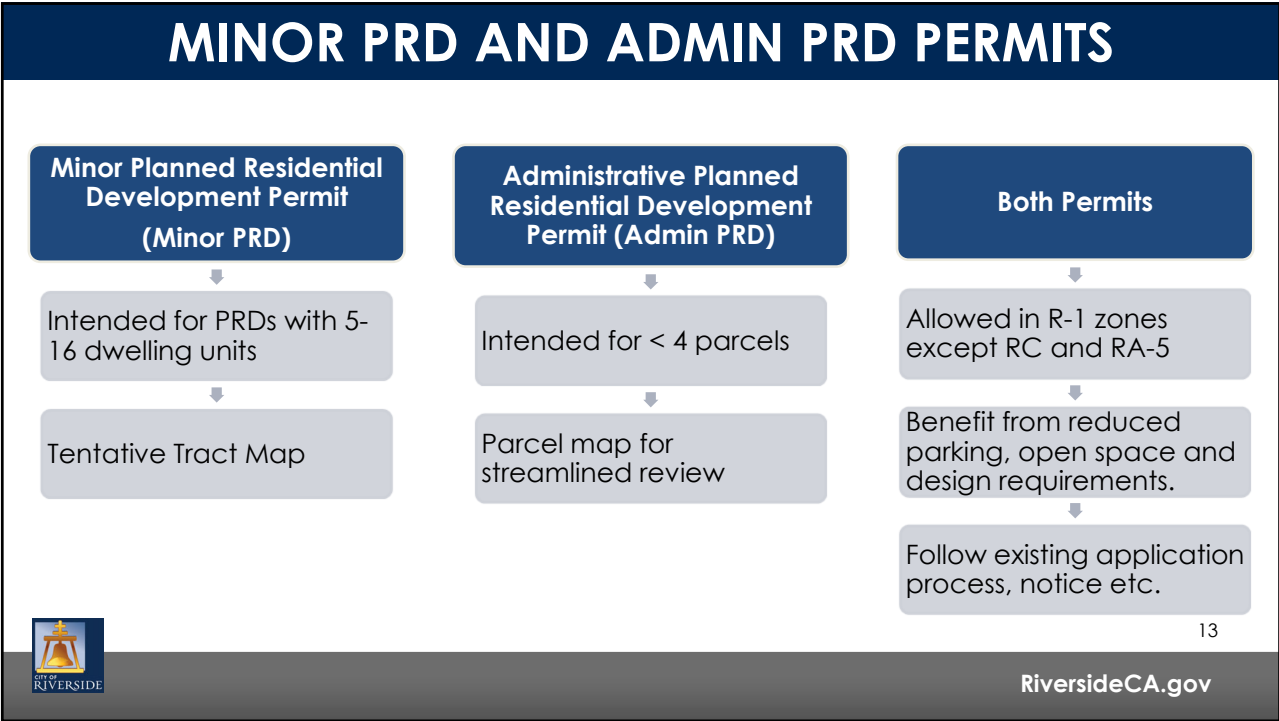
Single Family Residential Zones:

- 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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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

Use	Zones															Location of Required Standards in the Municipal Code						
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)			Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)				
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP		I	AI	AIR	PF	RWY	NC Overlay
Planned Residential Development	PRD	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.780 - Planned Residential Development Permits
Minor Planned Residential Development	X	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	See 19.149 - Airport Land Use Compatibility***
Administrative Planned Residential Development	X	X	PRD	PRD	PRD	X	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	X	



STRATEGIC PLAN ALIGNMENT



Strategic Priority 5 – High Performing Government

Goal 5.3 – Demonstrates adaptivity as an organization and enhances communication and collaboration with community members to improve transparency, building public trust, and encourage shared decision making.

Cross Cutting Threads



RECOMMENDATIONS

Staff recommends that the City Council:

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;
2. **APPROVE** Planning Case PR-2024-001678 (AMD) based on the findings outlined in the staff report; and
3. **INTRODUCE** and subsequently adopt the attached Ordinance amending Title 19 (Zoning) of the Riverside Municipal Code.



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