

PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE V - BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS
Chapter 19.150 BASE ZONES PERMITTED LAND USES

Chapter 19.150 BASE ZONES PERMITTED LAND USES

19.150.010 Purpose.

This section establishes land use regulations for all base zones listed in this article consistent with the stated intent and purpose of each zone.

(Ord. 7573 § 1(Exh. A), 2021; Ord. 7331 §12, 2016; Ord. 6966 §1, 2007)

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19.150.020.B Incidental Uses Table

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

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		
Accessory Buildings & Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	19.440 - Accessory Buildings & Structures
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Mining/Mineral Extraction	X	X	C	C	C	C	C	X	C	C	X	X	X	X	X	C	X	X	X	X	X	X	19.490 - Mining/Mineral Extraction
Monitored Electrified Security Fence System	X	X	X	X	X	X	X	X MC	X MC	X MC	X MC	X	X MC	X MC	X P	X P	X P	X P	MC X	MC X	MC X	19.550.025 Monitored Electrified Security Fence System	
Outdoor Dining (Permanent)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	P	X	X	P	19.495 - Outdoor Dining and Food Preparation (Permanent)	
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Chapter 19.550 FENCES, WALLS AND LANDSCAPE MATERIALS

19.550.010 Purpose.

This chapter sets forth standards for the construction and maintenance of fences, walls, and landscape materials to ensure that such features are aesthetically pleasing and can provide for privacy and safety without obstructing views and without creating a public safety hazard or nuisance.

(Ord. 7331 §88, 2016; Ord. 6966 §1, 2007)

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19.550.025 Monitored Electrified Security Fence System

The construction and use of a Monitored Electrified Security Fence Systems shall be allowed as provided in this Section, subject to the following requirements:

- A. Unless otherwise specified herein, Monitored Electrified Security Fence Systems shall be constructed and operated in conformance with the specifications set forth in International Electrotechnical Commission (IEC) Standard No. 60335-2-76 current edition.
- B. The energizer for Monitored Electrified Security Fence Systems must be driven by a commercial storage battery, not to exceed 12 volts DC, that is charged primarily by a solar panel.
- C. Monitored Electrified Security Fence Systems shall be installed 4-8 inches behind a minimum 5-foot-high non-electrified perimeter fence/wall.
- D. Monitored Electrified Security Fence Systems shall have a height of 10 feet, or 2 feet higher than the perimeter barrier, whichever is higher.
- E. Monitored Electrified Security Fence Systems adjacent to residential or residentially zoned properties shall be located behind a minimum 6-foot tall block wall.
- F. Monitored Electrified Security Fence Systems shall be clearly identified with warning signs that read: "Warning-Electric Fence" at intervals of not more than 30 linear feet.
- G. Permitted Locations.
 - 1. Monitored Electrified Security Fence Systems are prohibited in all residential zoning districts.
 - 2. Monitored Electrified Security Fence Systems shall be permitted in Industrial Zones as identified in Table 19.150.020.B Incidental Use Table.
 - 3. Monitored Electrified Security Fence Systems shall be permitted in Commercial, Mixed Use, and Other Zones as identified in Table 19.150.020.B Incidental Use Table for specific uses in 19.150.020.A Permitted Uses Table, including the following:
 - Ambulance company - with vehicle storage

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- Cemeteries, Mortuaries & Ancillary Uses
 - Crematoriums
 - Commercial storage facilities (mini-warehouse)
 - Equipment sales and rental
 - Heliport or Helistop
 - Laundry commercial
 - Outdoor storage yard
 - Parking lot or parking structure
 - Golf courses and driving ranges
 - Vehicle parts and accessories
 - Outdoor storage
 - Vehicle rental
 - Wireless telecommunication facilities

H. Specific Plan Requirements.

1. In any Specific Plan district where specified uses are permitted by the current zoning designation, including aircraft and helicopter related industries, ambulance companies, building materials supply, commercial storage facilities, equipment sales and rental, laundry commercial, lumber yard and building materials, wholesale, sales of manufactured dwellings, outdoor storage yard, parking lot or parking structure, golf courses and driving ranges, recycling centers, taxi company with vehicle storage, truck terminals, vehicle impound and tow yards, vehicle parts and accessory, outdoor storage, vehicle repair, vehicle rentals, vehicle wholesale business, warehousing & distribution facilities and wireless telecommunication facilities, a Conditional Use Permit shall be required.
2. Uses not listed above are prohibited unless the Community & Economic Development Department Director, or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed use.

I. Required Permitting.

1. All Monitored Electrified Security Fence Systems shall require a building permit.
2. All Monitored Electrified Security Fence Systems shall require an Alarm User's Permit pursuant to Chapter 5.58.

J. It shall be unlawful for any person to install, maintain or operate a Monitored Electrified Security Fence System in violation of this Section.

ARTICLE X: DEFINITIONS

Chapter 19.910 DEFINITIONS

19.910.010 Purpose and applicability.

For the purposes of the Zoning Code, certain words, phrases and terms used herein shall have the meaning assigned to them by this article, except that definitions derived from State and Federal regulations that are referenced herein shall have the meaning contained in the referenced regulations.

For general terminology used throughout the Zoning Code, refer to Section 19.060.030.A (Rules and Interpretations - Terminology). For terminology used in the Zoning Code but not defined in this title, the definitions used elsewhere in the Riverside Municipal Code, the Uniform Building Code or accepted dictionaries of the English language shall govern.

(Ord. 6966 §1, 2007)

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19.910.140 "M" Definitions.

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Modulation means a stepping back or projecting forward of portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.

Monitored Electrified Security Fence System means a perimeter alarm system that transmits a signal intended to alert the business utilizing the system and/or an alarm monitoring service in response to an intrusion or burglary with an assembly of battery powered equipment, including but not limited to:

1. A monitored alarm device and energizer which is intended to periodically deliver pulses to a security fence;
2. A battery charging device used exclusively to charge the system's battery; and
3. Other integrated components.

Monument sign. See "sign, monument."

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