

City of Riverside

Phase 1 General Plan Update – Housing and Public
Safety Element Updates and Environmental Justice
Policies

DRAFT AMENDMENTS – TITLE 19 (ZONING) Redline Version

September 2021

ARTICLE V - BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS

Chapter 19.100 - RESIDENTIAL ZONES (RA-5, RC, RR, RE, R-1-½ ACRE, R-1-13000, R-1-10500, R-1-8500, R-1-7000, R-3-4000, R-3-3000, R-3-2500, R-3-2000, R-3-1500, R-4)

19.100.040 - Residential development standards.

Tables 19.100.040.A (Residential Development Standards: Single-Family Residential Zones) and 19.100.040.B (Residential Development Standards: Multiple-Family Residential Zones) establish the development standards applicable to all development within the residential zones.

(Ord. 7552 §§ 2, 3, 2021; Ord. 7408 §1, 2018; Ord. 7331 §4, 2016; Ord. 7109 §2, 2010; Ord. 7027 §1, §2, 2009; Ord. 6966 §1, 2007)

**Table 19.100.040 B
Residential Development Standards: Multiple-family Residential Zones**

Development Standards	Multiple-Family Residential Zones					
	R-3-4000#	R-3-3000#	R-3-2500#	R-3-2000#	R-3-1500#	R-4#
Density - Maximum (Dwelling Units per Gross Acre) ⁵	10.9#	14.5#	17.4#	21.8#	29#	40#
Lot Area per Parent Parcel - Minimum - Minimum (Net)	30,000 sq. ft. #	30,000 sq. ft. #	30,000 sq. ft. #	30,000 sq. ft. #	30,000 sq. ft. #	30,000 sq. ft. #
Lot Width ⁴ - Minimum	80 ft. #	80 ft. #	80 ft. #	80 ft. #	80 ft. #	100 ft. #
Lot Depth ⁴ - Minimum	150 ft. #	150 ft. #	100 ft. #	100 ft. #	100 ft. #	150 ft. #
Building Height ^{3, 5} - Maximum	30 ft. ² #	30 ft. ² #	30 ft. ² #	30 ft. ² #	30 ft. ² #	50 ft. #
Number of Stories ⁵ - Maximum	2 ² #	2 ² #	2 ² #	2 ² #	2 ² #	4#
Setbacks - Minimum						
A. Front ¹	25 ft.	25 ft.	20 ft.	15 ft.	15 ft.	15 ft.
B. Front (Arterial Streets over 110 feet) ¹	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	15 ft.
C. Interior Side ¹	10 ft.	10 ft.	10 ft.	7.5 ft.	7.5 ft.	7.5 ft.
D. Street Adjoining Side ¹	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
E. Rear ¹	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	10 ft.
Notes: Whenever a Height Overlay Zone (S) has been applied to allow a structure toWhere a property abuts the RA-5, RC, RR, RE or R-1 Zone, for buildings exceedover two stories in height, the front, required side and rear yards shall be increased by two and one-half feet for each story in excess of two stories, except as otherwise stated in this footnote. No building or building portions of two stories or higher may be located within 35 feet of any side or rear property line that abuts property in the RA-5, RC, RR, RE or R-1 Zone, in such instance for each story in excess of two, the setback shall be increased by 15 feet. Up to 60 percent of the units may be in buildings up to three stories, 40-foot maximum height subject to Community & Economic Development Department Director review and approval. Refer to Chapter 19.560 (Building Height Measurement) for height measurements and exceptions to height limits. See Section 18.210.080 (Lots) and Article X (Definitions) for exemptions for cul-de-sac lots and knuckle lots. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.						

(Ord. 7552 §§2 (Exh. A) and 3 (Exh. B), 2021; Ord. 7487 §10 (Exh. B), 11-5-2019; Ord. 7413, §1 (Exh. A), 2-20-2018)

19.100.070 - Additional regulations for the R-3 and R-4 Zones.

~~A. Floor area per dwelling unit. The minimum floor area per dwelling unit in the R-3 and R-4 zones shall meet the minimum standards of the California Building Code.~~

~~B.A. Usable open space.~~

1. The minimum usable open space, as defined in Article X (Definitions), required for each dwelling unit shall be as set forth in Table 19.100.070 (Usable Open Space Standards: Multi-Family Residential Zones) below:

**Table 19.100.070
Usable Open Space Standards: Multi-Family Residential Zones**

Usable Open Space Standards	Multi-Family Residential Zones					
	R-3-4000	R-3-3000	R-3-2500	R-3-2000	R-3-1500	R-4
Common Usable Open Space - Minimum per Unit	500-400 sq. ft.	500-400 sq. ft.	400-250 sq. ft.	400-250 sq. ft.	300-200 sq. ft.	200-150 sq. ft.
Private Usable Open Space Ground Floor/Upper Story Unit	120sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.	100 sq. ft. =/ 50 sq. ft.	100 sq. ft./ 50 sq. ft.	50 sq. ft./ 50 sq. ft.

2. Development consisting of 20 units or fewer: ~~Common open space may be divided into multiple areas; provided, however, that at least one area shall provide a large open area (one of the dimensions shall be a minimum of 50 feet) shall have no dimension smaller than 25 feet).~~

3. Development consisting of 21 units to 75 units:

a. ~~Common open space may be divided into multiple areas; provided, however, that at least one area shall have no dimension smaller than 50 feet or the minimum amount of required common open space per Table 19.100.070 (Usable Open Space Standards: Multi-Family Residential Zones), whichever is greater, shall provide a large open lawn area (one of the dimensions shall be a minimum of 50 feet)~~

a.b. ~~Common open space shall~~ and include but not be limited to two of the recreational amenities listed below, or equivalent:

- (1) Tot lot with multiple play equipment.
- (2) Pool and spa.
- (3) Barbeque facility equipped with grill, picnic benches, etc.
- (4) Court facilities (e.g. tennis, volleyball, basketball, etc.).
- (5) Exercise room.
- (6) Clubhouse.

~~(6)~~(7) Dog park.

4. Development consisting of 76 units or more.

a. ~~Common open space may be divided into multiple areas; provided, however, that at least one area shall provide a large open area (one of the shall have at least one dimension of 100 feet or the minimum amount of required common open space per Table 19.100.070 (Usable Open Space Standards: Multi-Family Residential Zones), whichever is greater, dimensions shall be a minimum of 100 feet)~~

b. Common open space shall and include but not be limited to four of the following recreational amenities, or equivalent:

- (1) Tot lots with multiple play equipment. The tot lots shall be conveniently located throughout the site. The number of tot lots and their location shall be subject to Community & Economic Development Director review and approval.
- (2) Pool and spa.
- (3) Multi-purpose room equipped with kitchen, defined areas for games, exercises, recreation, entertainment, etc.
- (4) Barbeque facilities equipped with multiple grills, picnic benches, etc. The barbecue facilities shall be conveniently located throughout the site. The number of barbecue

facilities and their locations shall be subject to Community and Economic Director review and approval.

- (5) Court facilities (e.g. tennis, volleyball, basketball, etc.)
- (6) Jogging/walking trails with exercise stations.
- (7) Community garden.
- (8) Theater.
- (9) Computer room.

(10) Exercise room.

(11) Dog park.

3-5. Other recreational amenities not listed above, may be considered in lieu of those listed subject to Community & Economic Development Director review and approval.

4-6. Related recreational activities may be grouped together and located at any one area of the common space.

5-7. Dispersal of recreational facilities throughout the site shall be required for development with multiple recreational facilities.

6-8. All recreation areas or facilities required by this section shall be maintained by private homeowners' associations, property owners, or private assessment districts subject to Community & Economic Development Director review and approval.

9. In the R-4 Zone, ~~a maximum of 25 percent of~~ the required common usable open space may be located on the roof of a garage or building, provided ~~such common usable open space is provided with recreational amenities suitable for the residents of the development~~ that minimum dimensional standards and the minimum number of amenities can be met.

10. Onsite common useable open space reduction:-

a. Required common usable open space may be reduced by up to 20%, subject to the approval of the Approving Authority, for multifamily residential development located within:

(1) One-quarter mile (1,320 feet) of a Neighborhood Park or Special Use Park; or

(2) One-half mile (2,640 feet) of a Community Park or Regional Park.

b. Park types shall be those defined and listed in the Comprehensive Park, Recreation & Community Services Master Plan (2020).

c. Distances shall be measured from the outside perimeter the public park to the property line of the development site.

C.B. Private usable open space. ~~Each d~~ Dwelling units shall be provided with ~~at least one area of~~ private usable open space, as defined in Article X (Definitions), accessible directly from the living area of the unit and as set forth in Table 19.100.070 (Usable Open Space Standards: Multi-Family Residential Zones) and in the following:

- 1. *Ground floor units.* Private usable open space for ground floor units shall be in the form of a fenced yard or patio, a deck or balcony. ~~In order to count toward the open space requirement, a yard area, or uncovered deck or patio shall have a minimum area of 120 square feet in R-3 zones and 50 square feet in the R-4 Zone.~~ Such private usable open

space shall have no dimension of less than eight feet in R-3 zones and five feet in the R-4 Zone.

- ~~2. Above-ground level/Upper story units.~~ Each dwelling unit ~~having no ground-floor living area~~ shall have a minimum above-ground level private usable open space area of at least 50 square feet. Such private usable open space shall have no dimension of less than five feet. ~~Above-ground level/Upper story private usable open~~ space shall have at least one exterior side open above railing height.
3. Each square foot of private usable open space provided beyond the minimum requirement of this section shall be considered equivalent to one and one-half (1.5) square feet of the required ~~group-common~~ usable open space provided in the project; provided, however, that in no case shall private usable open space constitute more than 40 percent of the total required ~~group-common usable~~ open space for the project.

~~D.C.~~ D.C. *Distance between buildings.* The minimum distance between buildings shall be not less than 15 feet, except within a Tiny Home Community, in which case the minimum distance between buildings shall not be less than five feet.

~~E.D.~~ E.D. *Trash collection areas.* Common trash collection areas shall be provided and conform to the regulations set forth in Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures).

~~F.E.~~ F.E. *Keeping of animals.* Domestic animals in accordance with Table 19.150.020 B (Incidental Uses Table) pursuant to Chapter 19.455 (Animal Keeping) are permitted. All other animal keeping is prohibited. No poultry, pigeons, rabbits, horses, mules, ponies, goats, swine, cows or similar animals generally considered to be non-household pets shall be kept in any R-3 or R-4 Zone.

~~G.~~ G. *Pedestrian accommodation.* ~~All developments shall provide paved, lighted pedestrian paths connecting parking areas to the units served, and also connecting units to any common usable open space areas improved with recreational amenities.~~

~~H.F.~~ H.F. *Private streets and driveways.* All driveways and streets provided within any multi-family development shall be private and shall be maintained by a private homeowners' association, property owner, or private assessment district. Such private streets and driveways shall be designed, built and maintained as set forth in the permit conditions authorizing such development.

~~I.G.~~ I.G. *Recreational vehicle parking.* Recreational vehicle parking shall be in accordance with Section 19.580.070 A.4 (Recreational Vehicle Parking in Residential Zones). In addition to providing all required spaces, a development may provide a special parking area and spaces for recreational vehicles, provided such area and spaces are screened from view from surrounding properties by a block wall of a minimum height of eight feet. Any such parking area and screen wall shall be subject to site plan review and design review as set forth in Section 19.100.080 (Site Plan Review and Design review required—R-3 and R-4 Zones).

~~J.H.~~ J.H. *Landscaping.* Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation).

~~K.I.~~ K.I. *Lighting.*

1. All outdoor lighting shall be designated with fixtures and poles that illuminate uses, while minimizing light trespass into neighboring areas.

~~2. The candlepower of outdoor lighting shall be the minimum required for safety purposes.~~

~~3.2.~~ 3.2. The provisions of Section 19.590.070 (Light and Glare) shall apply.

4.3. _____ The provisions of Chapter 19.556 (Lighting) shall apply.

J. Site Planning.

~~— The required front yard setback shall be calculated as the average of the existing front yard setbacks as measured from the front lot line to the principal structure along the same side of the street and on the same block, excluding permitted encroachments.~~

~~1. The primary building entrance shall be oriented towards the primary street, courtyard, or other open space.~~ Primary building entrance(s) shall be oriented toward the following (listed in priority order):-

~~a. Public right-of-way;~~

~~b. Primary internal streets and pedestrian walkways, not including drive aisles;~~

~~c. Common usable open space;~~

~~d. Secondary internal streets or drive aisles.~~

~~2. Pedestrian walkways shall be included and shall meet the following standards:~~

~~a. Pedestrian walkways shall be included and shall be clearly demarcated from vehicular circulation areas through the use of different surfacing materials or by a curb with a minimum height of six inches.~~

~~b. Pedestrian walkways shall connect building entrances with public sidewalks and on-site facilities such as including but not limited to open space, plazas, courtyards, and parking areas.~~

K. Parking. In addition to the standards and requirements of Chapter 19.580 (Parking and Loading) the following standards shall apply:

~~1. Parking lots shall be located to the rear or side of the primary building. No parking shall be permitted between the primary building or buildings and the public right-of-way.~~

~~2. Garages and carports visible from the public right-of-way shall be architecturally integrated consistent with the primary building.~~

~~3. Parking garages/structures shall use consistent exterior building cladding materials and architectural elements as the primary building.~~

L. Building appearance.

~~1. Accent features such as but not limited to sills, shutters, false canopies, awnings and multi-paned windows shall be used on all windows visible from the public right-of-way.~~

~~2. Building facades shall be designed so as to define and articulate each vertical module of residential units, using techniques including, but not limited to:~~

~~a. Providing a deep notch between the modules;~~

~~b. Varying architectural elements between modules (e.g., window color, roof shape, window shape, stoop detail, railing type);~~

~~c. Providing porches and balconies;~~

~~d. Other methods subject to the approval of the Approving Authority.~~

~~3. Windows visible from the public right-of-way shall be recessed a minimum of four inches.~~

4. A minimum of three exterior building cladding or finish materials shall be used per building. Variation in color, texture or application method among the same material shall not be considered a different material.

~~In no instance shall the finish of an exterior building cladding material that is utilized mimic or match the texture of another exterior building cladding materials that is utilized.~~

M. Fences and Walls. In addition to the standards and requirements of Chapter 19.550 (Fences, Walls, and Landscape Materials) the following standards shall apply:

1. Fences and/or walls located anywhere between the primary building and the public right-of-way shall not exceed the following:

a. Three (3) feet in height for solid fences and walls;

b. Four (4) feet in height for openwork or combination solid and openwork fences and walls- provided that the openwork portion of the fence or wall above a height of three feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above three feet, unless such fence or wall encloses common open space.

c. Fences and/or walls which that enclose common usable open space amenities such as swimming pools and playgrounds, and excluding passive landscape areas, shall have a maximum height of six feet and may be completely solid.

2. Permitted materials for fences and/or walls shall include decorative masonry split face block, brick, natural stone, precast concrete panels, stucco, wrought iron, aluminum, wood, chemically treated or naturally resistant to decay, and other materials as approved by the Community and Economic Development Director or his/her designee.

3. Boundary/Perimeter fencing on the property shall be located in such a way as to provide for trail development, maintenance, and public usage. This requirement shall apply for all trails shown in the General Plan and for the connection of private trails for the use of residents, when these residential developments are in the vicinity of planned trails outlined in the General Plan.

.
.
.
Chapter 19.120 - Mixed-Use Zones (MU-N, MU-V, MU-U)
.
.
.

19.120.030 - Site plan review permit and required findings.

New development in the Mixed-Use - Village (MU-V) and Mixed Use - Urban (MU-U) Zones is subject to a Site Plan Review Permit ~~in accordance with~~ as set forth in Chapter 19.770 (Site Plan Review Permit) of the Zoning Code. ~~Prior to submittal of a Site Plan Review Permit application, a pre-application conference with the Planning Division staff is encouraged.~~

A. The Planning Commission may approve a Site Plan Review Permit for new development in the MU-V and MU-U Zones upon making the following findings:

1. The proposed development is consistent with the General Plan, any applicable specific plans and the intent and purpose of the mixed-use zones (Section 19.120.010 - Purpose).

2. The proposed development, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area.
3. The proposed development is appropriate for the site and location by fostering a mixture and variety of land uses within the zone and the general vicinity and contributing to a synergistic relationship between uses. ~~(Note: mixed-use zones that develop solely as commercial or residential uses do not meet the intent or purpose of their establishment at designated locations throughout the City.)~~
4. ~~The proposed development is harmonious with its surrounding environment.~~ Buildings within a mixed-use development project must ~~also~~ be compatible with each other and be designed as an integrated, unified project. All proposed development must meet the design standards and guidelines in Section 19.120.070 (Design Standards and Guidelines).

(Ord. 7331 §6, 2016; Ord. 6966 §1, 2007)

19.120.040 - Phasing.

- A. For any mixed-use development that is proposed to be constructed in phases, the applicant shall submit a development phasing plan, to be reviewed in conjunction with the site plan review permit where required, that specifies the chronology of development, including structures, public facilities and infrastructure. The project shall be phased so that supporting public facilities and infrastructure are provided concurrent with their need and are completed before the occupancy of structures. Project phasing may be reviewed independently subsequent to initial approval of the site plan review permit.
- B. If the initial phase of development does not include a mix of uses, the conditions may be applied to the development phasing plan so that a mix of component uses is provided before the completion of the project.

(Ord. 7331 §6, 2016; Ord. 6966 §1, 2007) **19.120.050 – Use Regulations.**

~~A. Table 19.120.050 (Mixed-Use Zones Development Standards) identifies the permitted uses in the MU-N, MU-V, and MU-U Zones as singular, stand-alone uses or combined uses in a mixed-use zone, provided such uses are consistent with the objectives and policies of the General Plan and adhere to the definitions, development and design standards set forth herein.~~

~~A. Certain uses may be subject to special conditions regarding the location, operation or design of the use. References to these provisions are made in Table 19.120.050 (Mixed-Use Zones Development Standards).~~

~~B. When a use is not specifically listed in Table 19.120.050 (Mixed-Use Zones Development Standards), the Community & Economic Development Director or his/her designee, pursuant to the provisions in Chapter 19.060 (Interpretation of Code), shall have the authority to determine whether the proposed use is permitted based on the finding that the use is similar to and no more detrimental than those permitted in the zone. Uses not listed, or otherwise determined by the Community & Economic Development Director or his/her designee to be permitted, are prohibited.~~

~~(Ord. 7487 § 11, 11-5-2019; Ord. 7413, § 1(Exh. A), 2-20-2018; Ord. 7331 §6, 2016; Ord. 6966 §1, 2007)~~

19.120.0560 - Development Standards.

- A. *General.* Table 19.120.050 (Mixed-Use Zones Development Standards) identifies the development standards applicable to all development in the mixed-use zones. Certain development standards may be subject to special conditions. These standards are provided here or as otherwise referenced. Under Site Plan Review, when required, more restrictive development standards may be applied by the Planning Commission. Development standards established by other provisions of this Zoning Ordinance and not specifically prescribed in Table 19.120.050 shall apply.

**Table 19.120.050
Mixed-Use Zones Development Standards**

Development Standards	Zones			Notes, Exceptions & Special Provisions
	MU-N	MU-V	MU-U	
Lot Area - Minimum	7,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	See Note 1
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	See Note 1
Lot Width - Minimum	60 ft.	75 ft.	80 ft.	See Note 1
Front Yard Setback - Minimum	15 ft.	0 ft.	0 ft.	
Side Yard Setback - Minimum	0 ft.	0 ft.	0 ft.	See Note 12
Rear Yard Setback - Minimum	15 ft.	15 ft.	15 ft.	See Note 23
Building Height - Maximum	35 ft.	45 ft.	60 ft.	See Note 64
Front Building Facade Length - Maximum	60 ft.	125 ft.	125 ft.	See Section 19.120.070.D (Building modulation and articulation.)
FAR - Maximum	1.0	2.5	4.0	See Notes 64 and 7
Residential Density - Maximum (Gross)	10 du/ac	30 du/ac	40 du/ac	See Notes 3 and 64 and 57
Open Space Requirements - Stand Alone Residential	See R-3-4000 Standards	See R-3-1500 Standards	See R-4 Standards	See Table 19.100.070 (Additional regulations for the R-3 and R-4 Zones)
Open Space Requirements - Mixed-Use Development²	50 sq. ft./du	50 sq. ft./du	50 sq. ft./du for at least 50% of the units >50 sq. ft./du	See Note 465 See Section 19.120.070(H) (Residential Useable Open Space) See Note 576
Minimum Private Open Space¹	50 sq. ft./du	50 sq. ft./du	50 sq. ft./du	See Section 19.120.070(H) (Residential Useable Open Space)
<p>Notes, Exceptions and Special Provisions. <u>Standard shall apply to newly created lots or parcels only.</u> The minimum side yard setback in the MU-N Zone shall be 10 feet when adjacent to a residential zone. The minimum side yard setback in the MU-V and MU-U Zones shall be 15 feet when adjacent to a residential zone, or if the project contains a residential component. The minimum rear yard setback for any mixed-use zone shall be 25 feet when adjacent to a residential zone or if the project contains a residential component. Where a development abuts an alley to the rear, the rear setback shall be measured from the centerline of the alley. The minimum rear yard setback for any mixed-use zone shall be 25 feet when adjacent to a residential zone. Where a development abuts an alley to the rear, the rear setback shall be measured from the centerline of the alley. Higher residential densities are permissible for projects in the MU-V and MU-U Zones that have the potential to serve as transit-oriented developments. Proposed projects within one-half of a mile of: (1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 dwelling units per acre in the MU-V Zone with a maximum total permissible FAR of 2.5 and up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0. This provision is permissible, not mandatory, and subject to discretion as part of the Site Plan Review process. Private useable open space shall have a minimum dimension on any side of five feet. Private useable open space can also be met through equivalent design features as approved by the Planning Commission. Common useable open space may be divided into more than one area; however, each at least one area shall be a minimum of 625 square feet, with no dimension on any side of less than 25 feet. The minimum rear yard setback for any mixed-use zone shall be 25 feet when adjacent to a residential zone. Where a development abuts an alley to the rear, the rear setback shall be measured from the centerline of the alley. Higher residential densities are permissible for projects in the MU-V and MU-U Zones that have the potential to serve as transit-oriented developments. Proposed projects within one-half of a mile of: (1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 dwelling units per acre in the MU-V Zone with a maximum total permissible FAR of 2.5 and up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0. This provision is permissible, not mandatory, and subject to discretion as part of the Site Plan Review process. Private useable open space shall have a minimum dimension on any side of five feet. Private useable open space can also be met through equivalent design features as approved by the Planning Commission. Common useable open space may be divided into more than one area; however, each area shall be a minimum of 625 square feet, with no dimension on any side of less than 25 feet. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements. For the purposes of this section, Mixed-Use Development shall incorporate a minimum amount of leasable retail, office or other commercial floor area as follows: MU-N Zone - 1,000 square feet or 10% of the gross floor area of the project, whichever is greater. MU-V Zone - 40% of the ground floor fronting on any arterial street MU-U Zone - 80% of the ground floor fronting on any arterial street</p>				

B. *Parking requirements.*

1. Parking for uses in the mixed-use zones shall be provided as required in Chapter 19.580 (Parking and Loading). A reduction in the number of required parking spaces may be permitted for mixed-use development and/or stand-alone uses in mixed-use zones subject to the approval of a shared parking arrangement.

~~2. Parking spaces shall be specifically designated for nonresidential and residential uses by the use of posting, pavement markings and/or physical separation. There should be separate entrances and exits, or a designated lane for residents in order to minimize waiting times for residents.~~

~~3.2. _____ Parking structures shall be architecturally integrated with the project design and their visual impact minimized through proper siting and design placement of buildings, use of screening materials, architectural treatment, artwork, landscaping, or other methods subject to the approval of the Approving Authority. Parking structures shall include architectural detailing, façade treatment, artwork, landscaping or similar features to enhance the street façade.~~

~~Shared driveways and parking arrangements between commercial uses are strongly encouraged.~~

~~3. Parking between the sidewalk-public right-of-way and buildings shall be prohibited.~~

~~4. The perimeter of parking areas and driveways adjacent to streets and sidewalks shall be screened with an attractive low wall, berm, fence, or landscaping, or similar methods subject to the approval of the Approving Authority.~~

~~4.—~~

C. *Special provisions for live/work units.*

~~1. The following provisions apply to live/work units:~~

~~2.1. _____ Floor area requirements. The minimum floor area of a live/work unit shall be 750 square feet.~~

~~3. Access to units. Access to individual units shall be from common access areas, corridors or hallways.~~

~~4.2. _____ Internal layout. The residential component of the live/work unit shall be internally connected to the working space. All living space within the live/work unit shall be contiguous with, and an integral part of, the working space, with direct access between the two areas.~~

~~5.3. _____ Occupancy and employees. At least one of the full-time workers-employees of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary.~~

~~6.4. _____ Retail sales. Retail space may be integrated with working space.~~

~~7.5. _____ Business Tax Certificate. A business tax certificate shall be obtained in compliance with the Municipal Code, Title 5, for business activities conducted within the live/work unit.~~

(Ord. 7331 §6, 2016; Ord. 6966 §1, 2007)

19.120.070 - Design standards and guidelines.

The purpose of this section is to facilitate high quality development within mixed-use zones with an emphasis on innovative project design, ~~particularly involving~~ infill development, and reuse of existing structures, ~~is required~~. These standards and guidelines address site planning and building design, and are in addition to the development standards in Section 19.120.060 (Development Standards) of this chapter, and the Citywide Design Guidelines.

A. *Setbacks.*

1. The front setback area shall include landscaping and/or a hard-surface expansion of the sidewalk. Pedestrian walkway connections to building entrances shall include special paving treatment or materials. The use of awnings, canopies and arcades shall be provided as appropriate to provide visual interest and shade.
2. In pedestrian areas along street frontages in the MU-U Zone, where there is no front building setback (0-foot setback), a portion of the front building elevation may be set back to allow for outdoor use, such as outdoor patio dining, display, public art, entry forecourts, or other amenity appropriate to an urban development.

B. *Building siting, orientation and entrances.*

~~1. Buildings shall be arranged, and site circulation shall be designed to create a sense of a public realm by framing and defining open spaces, street frontages, and amenities~~ Buildings shall be sited and oriented so as to define and activate the public realm, onsite circulation and open spaces by situating and orienting the buildings adjacent to the following, in order of priority:

- a. Public right-of-way;
- b. Primary internal streets and pedestrian walkways, not including drive aisles;
- c. Common usable open space;
- d. Secondary internal streets or drive aisles.

~~a. Buildings should be sited to avoid random and irregular building relationships, and shall be arranged to create a sense of unity and overall harmony. To the maximum extent possible, new structures shall be clustered to create plazas and pedestrian malls and avoid the creation of "barrack-like" rows of structures. Where clustering is impractical, a visual link between separate structures should be established. This link can be accomplished through the use of an arcade system, trellis or other open structure (See Figure 19.120.070 I – Open Space).~~

~~Commercial storefronts in mixed-use projects shall be oriented toward the public right-of-way~~

2. *Building Entrances.*

~~a. The Primary building main entrance(s) and commercial storefronts or entrances shall be oriented to the street or major plazas or open space toward the following (listed in priority order-:~~

- (1) Public right-of-way;
- (2) Primary internal streets and pedestrian walkways, not including drive aisles;
- (3) Major Plazas or common usable open space;
- (4) Secondary internal streets or drive aisles.

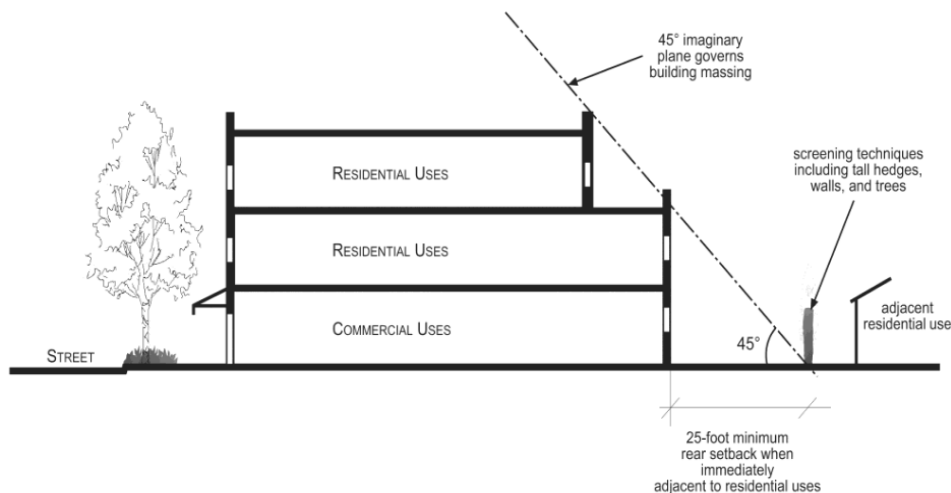
~~Main entries to buildings Primary building entrances should shall be clearly demarcated through the use of significant architectural features, visible and accessible from the street and/or pedestrian walkways. Secondary entries may be from parking areas.~~

C. ~~Commercial facilities in mixed-use projects should be oriented to the street, with parking generally located in the rear or side of buildings. The perimeter of parking areas and driveways adjacent to streets and sidewalks shall be screened with an attractive low wall, berm, fence or landscaping.~~

D. Scale and mass Building Step Back

The scale and mass of a new mixed use development should be consistent with neighboring developments and not overwhelm them with disproportionate size or incompatible design. Buildings shall step down to lower profile buildings on adjacent properties. At residential edges, buildings shall maintain low profiles to provide a transition between urban and residential areas (Figure 19.120.070.C - Scale and Mass Building step back). Taller elements of the building shall increasingly step back from adjacent single-family residential zones. No portion of the building, excluding parapets, shall extend above an imaginary plane drawn at the rear property line that is adjacent to a residential zone, the RA-5, RC, RR, RE, and R-1 Zones, and extended at an angle of 45 degrees toward the center of the property.

Figure 19.120.070.C. Scale and Mass Building step back



Setbacks and massing for buildings adjacent to residential uses.

E. Building modulation and articulation appearance.

1. Building design shall The intent of this section is to avoid large monotonous facades, long straight-line building fronts, plain box shapes, and barren exterior treatment in the design of mixed-use development through the following provisions:-

a. All building elevations visible from a public way, including freeways, shall be highly articulated and incorporate the chosen design theme in a consistent manner.

a. All building elevations visible from the public right-of-way Commercial facades of mixed-use projects shall be modulated at least every 50 feet by changes in building mass or facade treatment, such as projected entrance windows fenestration pattern, roof form or other architectural features.

b. Where residential and nonresidential uses are located within the same building, the nonresidential component shall be differentiated from residential component through changes in exterior finish material, floor height, glazing pattern, building wall plane, horizontal projection or similar method subject to the approval of the Approving Authority.

b.c. A minimum of three exterior cladding or finish materials shall be used per building. Variation in color, texture or application method among the same material shall not be considered a different material.

d. Building facades shall be designed ~~so as to give individual identity to~~ define and articulate each vertical module of residential units, using techniques ~~such as including, but not limited to:~~

(1) ~~providing~~ Providing a deep notch between the modules;

(2) Varying architectural elements between ~~units~~ modules (e.g., window color, roof shape, window shape, stoop detail, railing type);

(3) Providing porches and balconies;

(4) ~~varying color or materials of each individual module within a harmonious palette of colors and materials, etc~~ Other methods subject to the approval of the Approving Authority.

~~e.e. Windows visible from the public right-of-way shall be recessed a minimum of four inches.~~

F. *Privacy for residential units.*

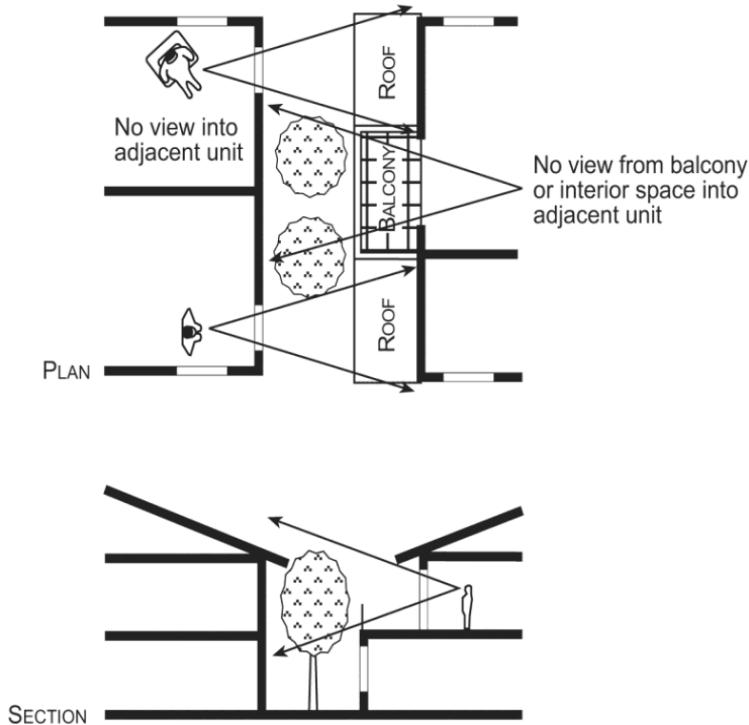
1. Buildings shall be oriented to promote privacy to the greatest extent possible. ~~In mixed-use projects, residential windows should face away from loading areas and docks.~~ To the extent residential windows face the windows of an adjacent unit, the windows ~~should~~ shall be offset to maximize privacy.

2. Windows, balconies or similar openings shall be oriented so as not to have a direct line-of-sight into adjacent units within the development (Figure 19.120.070.E - Privacy for Residential Units). ~~In addition, u~~

2.3. Units above the first story shall be designed so that they do not ~~look directly~~ provide a direct line of site onto private patios or backyards of adjoining residential property or units.

3.4. Landscaping or other screening methods may be used to aid in privacy screening ~~and as a buffer from commercial developments~~ subject to the approval of the Approving Authority.

Figure 19.120.070.E. Privacy for Residential Units



Plant appropriate trees and offset windows and balconies (or patios) to maintain privacy between residential units.

G. Vehicle circulation and access.

1. Site access and internal circulation shall promote safety, efficiency and convenience. Vehicular traffic shall be adequately separated from pedestrian circulation. Shared driveways configured as internal streets that serve as the primary onsite vehicular circulation network are strongly encouraged.
2. On-site vehicular circulation shall be open and not obstructed by the use of fences and gates. Private residential parking areas may be secured and gated.
- 4.3. Vehicular entrances shall be clearly identified and easily accessible and demarcated to minimize pedestrian/vehicle conflict.
4. Vehicular entrances, including private garages, carports and parking structure entrances, shall be oriented toward the following (listed in priority order):
 - a. Public alleys;
 - b. Secondary internal streets or drive aisles;
 - Public alleys;
 - c. Primary internal streets;
 - d. Public streets (except private garages and carports shall not take access from a public street).
- 2.5. The number of vehicular site access points or driveway aprons access points from the public right-of-way shall be minimized for aesthetic purposes, to achieve efficient and productive use of paved access ways and to eliminate traffic and pedestrian

~~hazards~~the minimum number necessary for safe vehicular circulation, subject to the approval of the Public Works Director or designee. They should be located as far as possible from street intersections, and should be coordinated with existing or planned median openings and driveways on the opposite side of the roadway. Common driveways that provide vehicular access to more than one site are encouraged.

H. Pedestrian ~~circulation~~walkways.

1. ~~All new uses shall be oriented and designed to~~On-site pedestrian circulation walkways shall be provided to enhance pedestrian movement to and between adjacent uses within the project and, where feasible, on neighboring properties.

2. Pedestrian walkways shall link dwelling units with commercial facilities in the project, common open space, plazas and courtyards, parking areas and public sidewalks.

3. Pedestrian walkways shall be clearly demarcated from vehicular circulation areas through the use of different surfacing materials or by a curb with a minimum height of six inches.~~New development shall include pedestrian walkways, that shall be separated from vehicular traffic to the extent possible.~~

~~2. Pedestrian entrances and walkways shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.~~

~~3.1. Pedestrian walkways shall link dwelling units with commercial facilities in the project, common open space, plazas and courtyards, parking areas and public sidewalks.~~

4. ~~Decorative paving or some other method shall be used to delineate crossings at circulation drives and parking aisles.~~

~~I. Plazas and courtyards. New development shall incorporate outdoor plazas and courtyards into their design. Buildings may be clustered to create usable pedestrian areas.~~

I. Fences and walls. In addition to the standards and requirements of Chapter 19.550 (Fences, Walls, and Landscape Materials) the following standards shall apply:

1. Fences and/or walls located anywhere between the primary building and the public right-of-way shall not exceed the following:

a. Three (3) feet in height for solid fences and walls;

b. Four (4) feet in height for openwork or combination solid and openwork- fences and walls -provided that the openwork portion of the fence or wall above a height of three feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above three feet.;

c. Fences and/or walls that enclose common usable open space amenities such as swimming pools and playgrounds, and excluding passive landscape areas, shall have a maximum height of six feet and may be completely solid.

~~—~~Permitted materials for fences and/or walls shall include decorative masonry split face block, brick, natural stone, precast concrete panels, stucco, wrought iron, aluminum, wood, chemically treated or naturally resistant to decay, and other materials as approved by the Community and Economic Development Director or his/her designee.

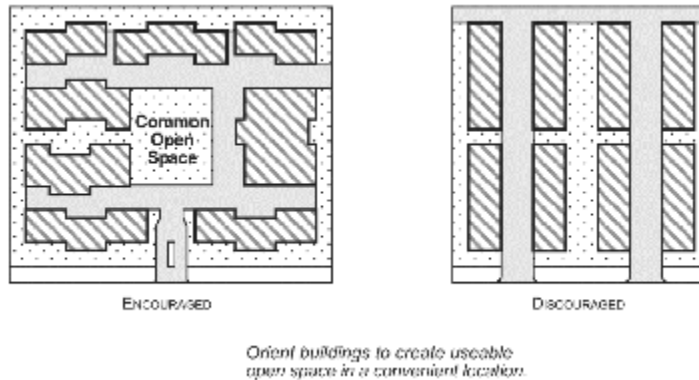
J. Residential ~~Usable~~ open space.

1. Common and private usable open space shall be provided as set forth in Table 19.120.050 – Mixed-Use Development Standards.

1.2. Common open space areas shall ~~be convenient to the majority of dwellings, and shall contain include the minimum number and type of amenities appropriate to based on the project's size as set forth in 19.100.070.A (Usable open space) (Figure 19.120.070-I -Open Space).~~

2.3. Private useable open space shall be contiguous to the unit served and screened from public view for privacy. All balconies and patios that front a public street shall be substantially enclosed for screening and privacy.

Figure 19.120.070.IH. Residential Useable Open Space



3.4. In the MU-V and MU-U Zones, ~~rooftop open space may be used as common useable open space or private useable open space, when directly accessible to the unit(s) it serves private and common usable open space may be provided on the roofs of buildings and parking garages.~~

K. *Outdoor display and storage.* Commercial outdoor display and storage shall not be permitted except as specified in Chapters 19.500 (Outdoor Display of Incidental Plant Materials), 19.505 (Outdoor Display and Sales) and 19.510 (Outdoor Storage).

L. *Trash receptacles and enclosures.*

1. The residential units shall maintain a trash storage container area that is separate from that used by the commercial uses. It shall be clearly marked for residential use only.
2. All trash storage areas for commercial uses shall be located so as to be convenient to the commercial users and where associated odors and noise will not adversely impact the residential uses.
3. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.

M. *Mechanical equipment screening.* The provisions of Chapter 19.555 (Outdoor Equipment Screening) regarding required screening of mechanical equipment shall apply.

(Ord. 7331 §6, 2016; Ord. 6966 §1, 2007)

19.120.080 - Performance standards.

The purpose of this section is to ensure that residential uses in mixed-use zones are not adversely impacted by adjacent commercial uses, including but not limited to traffic, noise, light and safety impacts. In the interests of both the residents and the businesses, no site plan review permit shall be approved for a project unless the project is designed to meet the following performance

standards, in addition to performance standards set forth in Chapter 19.590 (Performance Standards).

~~A. Noise. Development in mixed-use zones shall comply with all requirements of Title 7 (Noise) and the California Building Standards Code.~~

~~1. Residential units shall be constructed and designed to meet the performance standards in Title 7 (Noise Control) and Title 16 (Buildings and Construction). Proper design may include, but shall not be limited to, building orientation, double windows, wall and ceiling insulation and orientation of vents.~~

~~A. Development in mixed use zones shall comply with all requirements of Title 7 (Noise).~~

~~2. Commercial uses shall be designed and operated, and hours of operation limited where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic, routine deliveries, or late night activity. No amplified sound, including music, shall be audible to neighboring residents.~~

~~3. Common walls between residential and nonresidential uses shall be constructed to minimize the transmission of noise and vibration.~~

B. *Security.*

1. The residential units shall be designed to ensure the security of residents through the provision of separate and secured entrances and exits ~~that are directly accessible to secured parking areas~~. Where residential units are in the same structure as a commercial use, access to residential units shall be from a secured area located on the first floor at the ground level.

2. Nonresidential and residential uses located on the same floor shall not have common entrance hallways or common balconies.

~~2-3.~~ 3. Any multi-family residential development or group home shall participate in the City's Crime Free Multi-Housing Program, or successor equivalent program.

C. *Light and glare.*

1. All outdoor lighting associated with commercial uses adjacent to or within the immediate vicinity of residential uses shall be designated with fixtures and poles that illuminate commercial uses, while minimizing light trespass into residential areas.

~~2. The candlepower of outdoor lighting shall be the minimum required for safety purposes.~~

~~3-2.~~ 2. The provisions of Section 19.590.070 (Light and Glare) shall apply.

~~4-3.~~ 3. The provisions of Chapter 19.556 (Lighting) shall apply.

(Ord. 7331 §6, 2016; Ord. 6966 §1, 2007)

.
. .
.

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. 7331 §12, 2016; Ord. 6966 §1, 2007)

19.150.20 - Permitted land uses.

- A. Table 19.150.020.A (Permitted Uses Table), Table 19.150.020.B (Incidental Uses Table) and Table 19.150.020.C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted land uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use Permit), or conditional use permit (Chapter 19.760 - Conditional Use Permit), or uses requiring some other permit. Table 19.150.020.A also identifies those uses that are specifically prohibited. Uses not listed in tables 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 permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.
- B. Chapter 19.149 - Airport Land Use Compatibility includes additional Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable Airport Land Use Compatibility Plan.

(Ord. 7552 §6, 2021; Ord. 7431, § 1 (Exh. A), 2-20-2018; Ord. 7331 §12, 2016; Ord. 7273 §1, 2015; Ord. 7222 § 3, 2013; Ord. 7110 §§2, 3, 4, 2011; Ord. 7109 §§4, 5, 2010; Ord. 7072 §1, 2010; Ord. 7064 §9, 2010; Ord. 6966 §1, 2007)

.
. .
.

19.150.020.A Permitted Uses Table

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones							Office & Commercial Zones				Mixed-Use Zones			Industrial Zones				Other 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 Retail, Commercial General, Commercial Regional Center)				(Neighborhood, Village, Urban)			(Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				(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
	.																					
Low Barrier Navigation Center	X	X	X	X	X	X	X	X	XMC	XMC	X	P	P	P	XP	XP	X	X	X	X	X	Provided the center meets all four (4) requirements under Government Code sec. 65662(a) - (d)
.																						
Senior Housing	X	X	X	X	MC	P/MC	P/MC	X	X	X	X	MC	P/MC	P/MC	X	X	X	X	X	X	X	Age Restricted 55+ In the R-3, R-4, MU-V and MU-U Zones, Senior Housing developments may exceed the established maximum residential density of the Zone subject to the granting of a Minor Condition Use Permit
.																						

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.
 ** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply.
 *** = Refer to Chapter 19.149 - Airport Land Use Compatibility and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.
 C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760 MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730 P = Permitted
 PRD = Planned Residential Development Permit, Chapter 19.780
 RCP = Recycling Center Permit, Chapter 19.870 SP = Site Plan Review Permit, Chapter 19.770 sq. ft. = Square Feet
 X = Prohibited
 1 Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).
 2 Legal, existing duplexes built prior to the adoption of this Zoning Code are permitted in the R-1-7000 Zone see 19.100.060 D.
 3 Allowed with a Planned Residential Development (PRD) Permit, Chapter 19.780.
 4 One single-family detached dwelling allowed on one legal lot 0.25 acres in size or less in existence prior to January 1, 2018 subject to the development standards of the R-1-7000 Zone.
 5 Permitted or conditionally permitted on sites that do not include a residential use.
 (Ord. 7552 §7 (Exh. C), 2021; Ord. 7541, § 6 (Exh. C), 2020; Ord. 7528 §1 (Exh. A), 2020; Ord. 7505 § 1 (Exh. A), 2020; Ord. 7487 § 13 (Exh. D), 11-5-2019; Ord. 7462, § 2 (Exh. A), 2019; Ord. 7431 § 3 (Exh. A), 2018)

Chapter 19.170 – INNOVATION DISTRICT OVERLAY ZONE (ID)

19.170.010 Purpose.

The Innovation District (ID) Overlay Zone is established to:

- A. Implement the goals, policies, and principles of the General Plan.
- B. Enable and encourage new development in the ID Overlay Zone area.
- C. Support a mix of high-density residential, high-intensity employment/office, civic, entertainment, institutional and pedestrian-oriented retail uses.
- D. Encourage investment in public facilities through quality redevelopment and improvements.
- E. Ensure that new development and redevelopment are designed to minimize traffic, parking and impacts on surrounding residential neighborhoods, and create walkable environments.

If regulations or development standards are not included in this Chapter, refer to the standards in applicable Chapter of Title 19.

19.170.020 Application.

A. *Application.* The Innovation District (ID) Overlay Zone may be applied to the area bounded to the west by the State Route 91, to the north by State Route 60/Interstate 215, and to the south by Third Street. The ID Overlay Zone may be applied in combination with any existing Base Zone.

B. *Relationship to ID Master Plan.* The ID Overlay implements the intent and guidelines in the ID Master Plan document.

C. *Permit requirements.*

1. In addition to any other permits required by the Zoning Code, new building or structure construction, sign or exterior alterations, enlargement of an existing building, structure, or signs shall, pursuant to Chapters 19.710 require Design Review.
2. Minor Conditional Use Permit may be required pursuant to and 19.730

D. *Design Standards.*

1. All projects must comply with the standards listed in this Chapter and in effect at the time the development is submitted to the City.
2. Design Review processing and approval does not preclude compliance with all regulations and permitting requirements applicable to the proposed development.
3. When required by this Chapter, street dedication and improvements for building permits, the public street or right of way must be dedicated and improved consistent with all applicable City standards.

E. *Existing and Entitled Industrial and Manufacturing Uses.* The ID Overlay Zone authorizes existing and entitled industrial and manufacturing land uses to continue and expand as legal, conforming land uses until such time as they are converted to uses permitted in the applicable ID Overlay Zone Sub-District as set forth in Section 19.240.040 (Permitted Uses).

19.170.030 Sub-Districts.

The ID Overlay Zone is divided into Sub-Districts as set forth in Table 19.240.030.

Table 19.170.030 – Innovation District Overlay Sub-District Descriptions

Sub-District	Sub-District Description
IE – Industrial Emphasis	IE encourages a wide range of industrial, office, and commercial uses that may be integrated vertically and/or horizontally. While predominantly a mix of light industrial and office uses, other standalone uses, such as transportation services and energy-generation facilities, are encouraged. Clean & green industries, such as renewable energy, low-carbon, research and development, and public transportation infrastructure uses are encouraged in this Sub-District.
EE – Employment Emphasis	EE promotes high-intensity vertical mix of office, clean & green industrial, educational, and hospitality uses to be an employment center of regional importance with a limited mix of residential uses to compliment the employment focus. Clean & green industries, including renewable energy, low-carbon, education and training, and research and development are encouraged.
HE – Housing Emphasis	HE accommodates primarily residential housing development supported by ground-floor neighborhood-serving commercial uses and live work opportunities, with limited industrial functions.
ET – Eastside Transition	ET accommodates mid to low-rise buildings with a diverse array of uses, including residential, neighborhood-serving commercial, and limited office uses, that integrate more seamlessly with the neighboring Eastside Neighborhood.
CS – Civic Space	CS allows for greens, squares, and plazas with a variety of Civic Facilities.

19.170.040 Permitted Uses

The following table establishes the permitted land uses and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use Permit) in the ID Overlay Zone Sub-Districts. Table 19.240.040 also identifies those uses that are specifically prohibited. Uses not listed in table 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 permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.

Table 19.170.040 – Permitted Uses

This table identifies permitted uses and uses requiring approval of other permits by zoning designation.

District	IE	EE	HE	ET	CS
Civic Facilities					
Community Center and Services	X	P	P	P	P
Emergency Shelters	MC	MC	MC	X	P
Outdoor Auditorium and Performances	X	MC	MC	X	P
Public Parking Areas and Structured Garages	P	P	MC	MC	P
Transit Mobility Services and Stations	P	P	P	P	P
Commercial Functions					
Alcohol Sales – On-Premises	P	P	P	MC	P
Assemblies of People – Entertainment (<500 people)	X	MC	MC	MC	MC
Assemblies of People – Non-Entertainment (<500 people)	X	MC	MC	MC	MC
Clean Energy Use	P	P	P	X	X
Day Care (child and senior)	MC	P	P	P	P
Education and Training Facilities	X	P	P	MC	MC
Home Occupations	X	P	P	P	X
Personal Services	P	P	P	P	X
Retail Sales	P	P	P	P	P
Restaurant (Full Service, Limit-Service, Small Shop, excluding drive-thru)	P	P	P	P	P
Shopkeeper Units (predominately work within a living space)	X	P	MC	P	
Vehicle Repair (indoor only)	P	MC	X	X	X
Veterinarian/Small Animal Clinic	P	P	P	MC	X
Hospitality Functions					
Convention Services	X	P	P	X	P
Hotel	X	P	P	X	X
Industrial Functions					
Clean Energy Use	P	P	P	X	X
Heavy-Industries	MC	MC	X	X	X
Light-Industries	P	P	MC	X	X
Outdoor Storage	P	MC	X	X	X
Research Laboratories (wet laboratories / OSHA regulated)	P	P	MC	MC	X
Transportation Facilities	P	MC	X	X	X
Warehousing and Distribution Facilities	P	X	X	X	X

District	IE	EE	HE	ET	CS
Office Functions					
Administrative and Professional Facilities	P	P	P	MC	X
Medical Facilities	P	P	MC	MC	X
Research Laboratories (non-OSHA regulated)	P	P	MC	X	X
Residential Types					
Attached Multiple-Family Dwelling	X	P	P	P	X
Detached Single and Multiple Family Dwelling	X	X	X	P	X
Live/Work Units (predominately living within a workspace)	X	MC	P	MC	X
Single-Room Occupancy Unit (Co-Living)	X	P	P	MC	X

C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760
 SP = Site Plan Review Permit, Chapter 19.770
 MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730
 sq. ft. = Square Feet
 P = Permitted

19.170.050 Application Requirements and Processes.

All application requirements and processes identified in Article IX of this Title shall apply to this Chapter.

19.170.060 Building Intensity and Location Standards

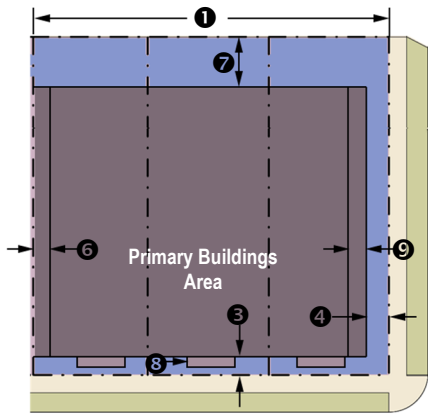
Table 19.170.050 – Building Intensity and Location

This table coordinates specific Building Functions, Intensities, and Location within each Zoning Sub-District.

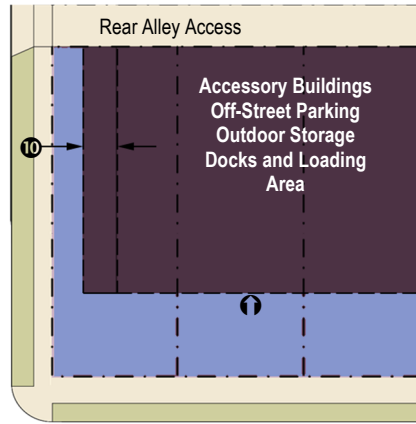
Sub-District Function	IE	EE	HE	ET
Civic	Civic space edges shall be completely or predominately bounded by buildings mid-block or at street corners.	Civic spaces may be hybrids and directly with public streetscape elements located mid-block and/or at corners.	Civic space edges shall be completely or partially bounded by buildings and/or located mid-block and street corners.	Civic space edges may be partially bounded by buildings and shall be directly accessible to 3rd Street walkways.
Commercial	1st floor of the primary building on corner lots may be commercial.	Up to 60% of the primary and accessory buildings may be commercial.	Up to 40% of the primary and/or accessory buildings may be commercial.	On corner lots up to 20% of the primary buildings 1st floor shall be commercial.
Hospitality	Not allowed.	Up to 60% of the primary and/or accessory buildings may be hospitality uses.	Up to 80% of the primary buildings may be hotel uses.	Not allowed.
Industrial	Up to 60% of the primary and accessory buildings shall be industrial.	Up to 60% of the primary buildings may be light industrial and/or clean and green industry. Only 1st floors of accessory buildings may be light industrial and/or clean and green industries.	Only 1st floors of accessory buildings may be light industrial and/or clean and green industries.	Not allowed.
Office	Up to 40% of the primary and accessory buildings may be office.	Up to 100% of the primary buildings may be office.	Up to 40% of the area of the primary and accessory buildings may be office. Only floors 1-2 in the accessory buildings may be office	Floors 1 – 2 of the primary buildings may be office. Up to 100% of accessory buildings may be office.
Residential	Not allowed.	Up to 40% of the primary and/or accessory buildings shall be residential. Units are allowed to average >400 square feet.	Up to 100% of the primary buildings may be residential. Units are allowed to average >600 square feet	Up to 100% of the primary and accessory buildings may be residential, except corner lots. Units are allowed to average >800 square feet

Table 19.170.070 IE – Industrial Emphasis (IE) Sub-District Development Standards

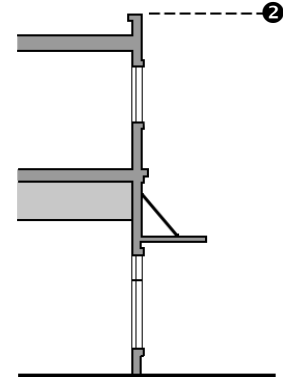
A. Primary Building Location



B. Parking Location and Rear Lot Layer



C. Building Height

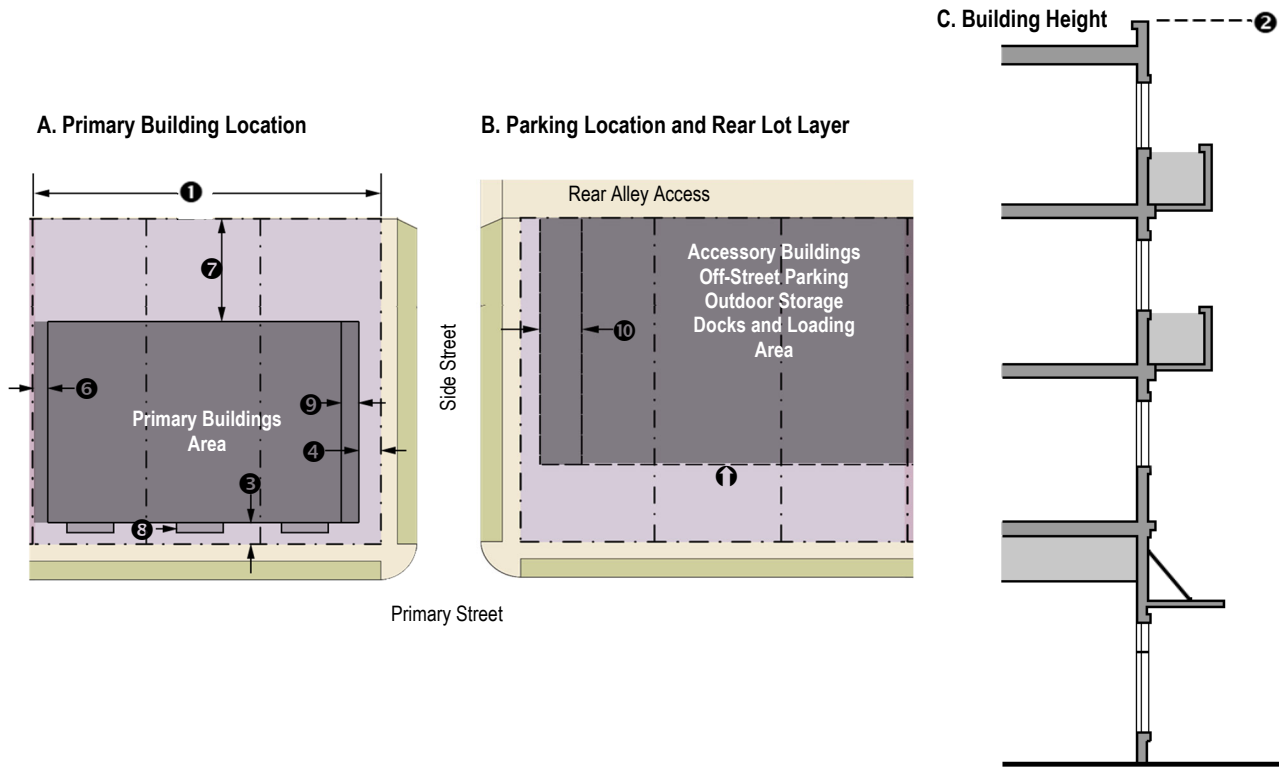


Primary Street

IE Development Standards	Minimum	Maximum	#
Lot and Density			
Lot Width (ft.)	25	-	1
Floor Area Ratio (FAR)	1.0	2.0	
Residential Density (Lots – Dwelling Units per Acre)	N/A	N/A	
Building Form and Location			
Building Height - Primary Building (Floors)	2 floors	5 floors / 75-feet	2
Building Height – Accessory Building (Floors)		3 floors	
Build-to Lines and Setbacks (ft.)			
Front (Principal Building)	5	10	3
Front (Front Layer and Principal Building) Side Street	5	10	4
Side Street (Rear Layer and Accessory Building)	5	10	5
Interior Side	5	10	6
Rear	10	10	7
Front (Principal Building) Encroachment (%)	-	40%	8
Storage and Loading Area (Principal Building – Front Lot Layer)	5	-	9
Outdoor Storage and Loading Area (Accessory Building – Rear Lot Layer)	10	-	10
Rear Lot Layer Setback from Primary Frontage Line	25	-	11
Parking			
Off-Street Parking	2 spaces per 1000 sq ft	5 spaces per 1000 sq ft	

*# in the table corresponds with the numbers on the graphic

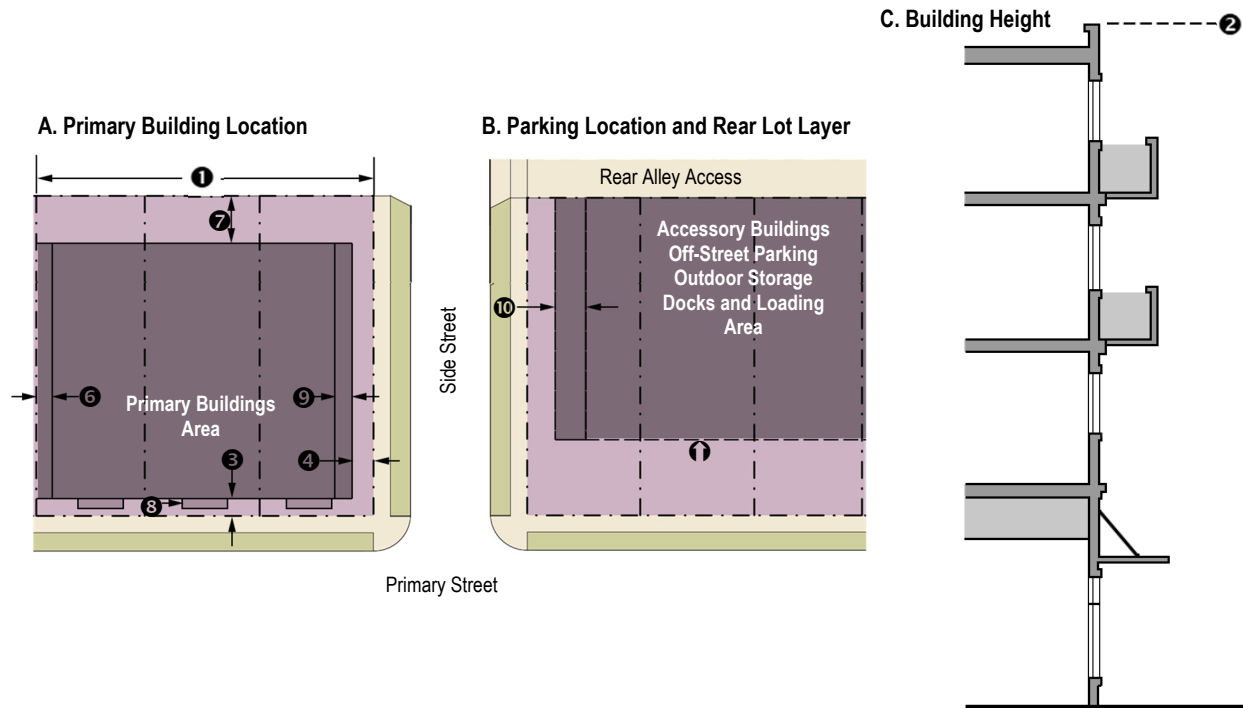
Table 19.170.070 EE – Employment Emphasis Sub-District Development Standards



EE Development Standards	Minimum	Maximum	#
Lot and Density			
Lot Width (ft.)	25	300	1
Floor Area Ratio (FAR)	2.0	6.0	
Residential Density (Lots – Dwelling Units per Acre)	30	100	
Building Form and Location			
Building Height - Primary Building (Floors)	2 floors	12 floors / 140-feet	2
Building Step-back	4th floor / +55 feet	6th floor / +75 feet	
Building Height – Accessory Building (Floors)	-	6 floors	
Build-to Lines and Setbacks (ft.)			
Front (Principal Building)	0	10	3
Front (Principal Building) Street Side (Primary Street)	0	10	4
Street Side (Secondary) Minimum	5	10	5
Interior Side	0	10	5
Rear Minimum	5	10	7
Front (Principal Building) Encroachment (%)	60%	80%	8
Storage and Loading Area (Principal Building – Front Lot Layer)	5	-	9
Outdoor Storage and Loading Area (Accessory Building – Rear Lot Layer)	10	-	10
Rear Lot Layer Setback from Primary Frontage Line	20	-	11
Parking			
Off-Street Parking	3 spaces per 1,000 sq. ft. for Non-Residential	1.5 space per Residential Housing Unit	

*# in the table corresponds with the numbers on the graphic

Table 19.170.070 HE – Housing Emphasis Sub-District Development Standards

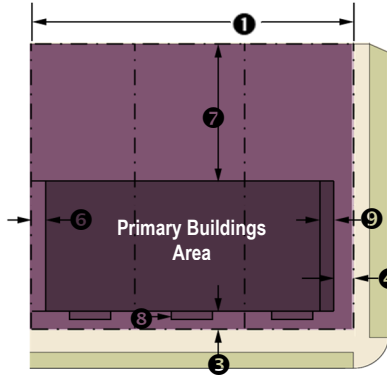


HE Development Standards	Minimum	Maximum	#
Lot and Density			
Minimum Lot Width (ft.)	25	300	1
Maximum Floor Area Ratio (FAR)	2.0	5.0	
Residential Density (Lots – Dwelling Units per Acre)	30	150	
Building Form and Location			
Building Height - Primary Building (Floors)	2 floors	24 floors / 240-feet	2
Building Step-back – Primary Building (Floors and approximate feet)	4 th floor / +55 feet	6 th floor / +75 feet	
Building Height – Accessory Building (Floors)	-	6 floors	
Build-to Lines and Setbacks (ft.)			
Front (Principal Building)	0	10	3
Front (Principal Building) Street Side (Primary Street)	0	10	4
Street Side (Secondary) Minimum	5	10	5
Interior Side	0	10	6
Rear Minimum	5	10	7
Front (Principal Building) Encroachment (%)	60%	80%	8
Storage and Loading Area (Principal Building – Front Lot Layer)	5	-	9
Outdoor Storage and Loading Area (Accessory Building – Rear Lot Layer)	10	-	10
Rear Lot Layer Setback from Primary Frontage Line	30	-	11
Parking			
Off-Street Parking	2 spaces per 1,000 sq. ft. for Non-Residential	1.5 spaces per Residential Housing Unit	

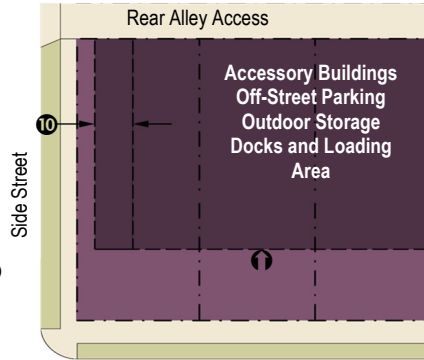
*# in the table corresponds with the numbers on the graphic

Table 19.170.070 ET – Eastside Transition Sub-District Development Standards

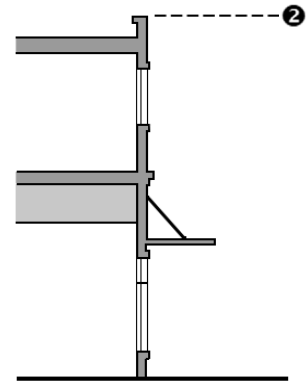
A. Primary Building Location



B. Parking Location and Rear Lot Layer



C. Building Height



D. ET Development Standards	Minimum	Maximum	#
Lot and Density			
Minimum Lot Width (ft.)	25	50	1
Maximum Floor Area Ratio (FAR)	0.5	1.5	
Residential Density (Lots – Dwelling Units per Acre)	15	60	
Building Form and Location			
Building Height - Primary Building (Floors)	1 floor	4 floors / 55-feet	2
Building Height – Accessory Building (Floors)	1 floor	4 floors	
Build-to Lines and Setbacks (in Feet)			
Front (Principal Building)	5	10	3
Front (Principal Building) Street Side (Primary Street)	0	10	4
Street Side (Secondary) Minimum	5	10	5
Interior Side	10	10	6
Rear Minimum	5	15	6
Front (Principal Building) Encroachment (%)	0	60	7
Storage and Loading Area (Principal Building – Front Lot Layer)	5	-	8
Outdoor Storage and Loading Area (Accessory Building – Rear Lot Layer)	10	-	10
Rear Lot Layer Setback from Primary Frontage Line	20	-	11
Parking			
Off-Street Parking	2 spaces per 1,000 sq. ft. for Non-Residential	2 spaces per Residential Housing Unit	

*# in the table corresponds with the numbers on the graphic

19.170.080 Additional Standards

In addition to the requirements outlined in Section 19.240.060, the following shall apply to building placement. The following diagram illustrates key terms used to define development areas on a lot:

A. Additional Setback Requirements.

1. The façade of the primary building shall be built parallel to the primary Frontage Line .
2. Façade Width
 - a. In the EE and HE Sub-Districts, the minimum façade width shall be 80% of the lot width.
 - b. In the IE and ET Sub-Districts, the minimum façade width shall be 60% of the lot width.
3. Permitted encroachments into the Front Setback include the following private building frontage elements: stoops (exterior stairs), forecourt terraces (at grade space), light court terraces (below grade space and stairs), recessed arcades and walkways, outdoor dining, green walls, artistic expressions, parking access screening, and planter boxes.
4. Maximum Building Setbacks
 - a. Buildings shall be located no farther from Frontage Line than the maximum setback.
 - (1) For buildings fronting on two (2) primary streets, the Front Setback shall apply on both frontages.
 - (2) For buildings fronting on three (3) or more streets, the Front Setback shall apply on at least two (2) of the frontages.
5. Accessory Buildings.
 - a. Accessory buildings in the Rear Setback shall be a minimum of 15 feet measured from the centerline of the rear alley easement.
 - b. In the absence of a rear alley, the Rear Setback for accessory buildings, the setback shall be a minimum of 10 feet.
6. Windows and Entryways.
 - a. All new buildings shall have windows on all perimeter walls oriented towards streets and courtyards.
 - b. All new buildings shall have clearly identifiable entry doorways on Front façades.
7. Exceptions.
 - a. Outdoor Eating Areas - Where an outdoor eating area is installed, a portion of the building may be set back up to 12 feet from the Frontage Line, if at least 80% of the building facade is at the Frontage Line.
 - b. Temporary Mixed-use Areas – A temporary use may be allowed on vacant lots in EE and/or HE Sub-Districts to activate the site if it meets the Sub-District’s general intent as defined in this Title.

B. Building Heights.

1. Heights do not apply to attics, parapets, belfries, clock towers, chimney flutes, water tanks, elevator bulkheads or tower.

2. Residential building floor to finished ceiling height must be a minimum of 10 feet in HE, EE, and ET Sub-Districts, except for ground or first floor Live-Work uses which do not have a minimum.
3. For development projects in all Sub-Districts that adjoin the ET Sub-district, the maximum building height shall be 65 feet within 20 feet of the ET Sub-district.

C. Façade Glazing and Openings.

1. The ground floor façade of primary buildings with commercial and/or office uses shall be a minimum of 70% glazed area .
2. Ground floor openings shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are three (3) feet deep or more.
3. Openings above the first floor shall not exceed 70% of the total building front wall, with each façade being calculated independently.
4. In the EE, HE and ET Sub-Districts, a continuous plane of any building façade shall not exceed twenty (20) feet without an opening.
5. Exceptions to Glazing.
 - a. In the ID Sub-District, multi-level parking facilities, where permitted, are not required to meet the ground-floor transparency requirement.
 - b. If buildings are in Rear Layer behind primary buildings, and not visible from the adjacent public street, the building ground-floor transparency requirement shall not apply.

D. Loading Areas.

1. Truck docks, loading, and service areas are permitted within the Rear Layer on rear alley and lanes.
2. Loading and service areas shall be located on the side or rear of buildings and shall not face a primary street.

E. Open Space.

1. Common Ground Floor Open Space.
 - a. Common ground floor open space may be provided in lieu of providing individual open space for each unit within the first four (4) floors above the ground floor.
 - b. In the IE, EE and HE Sub-Districts, common ground floor open space, including, but not limited to terraces, courtyards, plazas, and patios, is required and must be directly accessible from within the Primary Building.
 - c. Common ground floor open space shall have a minimum horizontal dimension of twenty (20) feet in width and shall be a minimum of 7,000 square feet.
2. Common Upper Floor Open Space - Mixed-Use Buildings.
 - a. In the EE and HE Sub-Districts, common upper floor open space, including but not limited to balconies, decks, terraces, common open space, and rooftops, is required for every five (5) floors above the first four (4) floors and the on the rooftop.

b. Common upper floor open space is required for every for every five (5) floors above the first four (4) floors and the on the rooftop, in addition the private Open Space required in this Section.

c. Common upper floor private open space shall have a minimum horizontal dimension of six (6) feet in width and shall be a minimum of 2,000 square feet.

3. Private Upper Floor Open Space – Residential Units.

a. Private upper floor open space shall include a balcony, deck, patio, porch that is directly accessible by a doorway from a habitable room within the residential unit.

b. For each residential unit located on the fifth (5th) floor or higher, a private upper floor open space shall be a minimum twenty-four (24) square feet.

F. Outdoor Retail Sales and Merchandise Display.

1. All outdoor retail sales and merchandise displays shall be directly accessible to the primary business.

2. Outdoor retail sales and merchandise displays shall not obstruct ingress and egress to a building, hinder accessibility, obstruct fire lanes, interfere with vehicular circulation, or sight distance, or be in landscaped areas.

3. Outdoor retail sales and merchandise displays shall not exceed 5% of the total gross floor area of the business, or 200 square feet, whichever is less.

4. Display merchandise shall not exceed a height of six feet above finished grade.

5. The temporary use of a parking or undeveloped area for outdoor retail sales, merchandise displays, and entertainment is permitted with a Temporary Use Permit as defined in this Title.

G. Outdoor Storage.

1. For non-residential uses, storage shall be located in the Rear Layer of the Lot.

2. In the EE, HE and ET Sub-Districts, storage shall be a maximum 10% of the gross floor area of the use or 600 square feet, whichever is less.

3. In the IE Sub-District, storage shall be a maximum 40% of the gross floor area of the use or 1,000 square feet, whichever is less.

H. Parking.

1. Screening.

a. For lots without a primary building, parking shall be fully screened using landscaping, a decorative, opaque walls, or other rigid materials to screen any parking spaces located in the Front Layer.

b. Screening shall be a minimum 40-inches in height.

c. Screening shall be setback a minimum of 2-feet from the Frontage Line.

2. Off-street parking shall be set in the Rear Layer and set back a minimum of 25 feet from the Frontage Line.

4. Exceptions to off-street parking requirement may be granted for short-term customer parking, drop-off, and public-private partnership car share spaces.

I. Pedestrian Network Connectivity.

1. An internal network of pedestrian walkways shall connect: 1) all buildings on a site; 2) on-site automobile and bicycle parking areas; 3) sidewalks; and 4) any on-site common open space or amenity.
2. Private, internal walkways shall be a minimum of six feet wide, hard surfaced/paved with concrete, stone, tile, brick, or comparable material.
3. When walkways cross driveways, parking areas, or loading areas, clearly identifiable markings shall be required and may include a raised crosswalk, a different paving material, or similar method.
4. Where a walkway is parallel and immediately adjacent to an auto access alley, clearly identifiable markings shall be required to separate the walkway from the auto travel lane using a raised curb, bollards, or other physical barriers.

19.170.090 Nonconformities.

- A. Land uses and structures legally established that do not conform to this Chapter may continue to exist and operate as legal, conforming uses.
- B. Expansion of such uses and structures shall be limited as follows:
 1. The gross floor area may be expanded up to 10 percent of the existing gross floor area of structures on the premises through a Design Review.
 2. The gross floor area of previously conforming uses and structures may be expanded up to 50 percent of the existing gross floor area of structures on the premises through a Minor Condition Use Permit.
 3. Within the HE Sub-district, existing conforming nonresidential uses may be replaced with other conforming, nonresidential uses without complying with the 80 percent residential land use requirement for new development.

△
△
△

.
. .
.

Chapter 19.400 - Shelters - Emergency

19.400.040 - Site Location, Operation, and Development Standards.

In addition to the standards for emergency shelters set forth in Article V, Base Zones and Related Use and Development Provisions, the following findings shall be made:

~~A. The facility shall be located along or near an arterial with ready access to public transportation job centers and public and community services.~~

~~B. To avoid over-concentration of emergency shelters, there shall be a one-half-mile separation requirement as measured from the nearest outside building walls between the subject use and the nearest property line of any other shelter facility.~~

~~C. Emergency shelters shall not be located within 1,000 feet of a public or private school (kindergarten through twelfth grade), senior housing, child care facilities, public parks, businesses licensed for off-site sales of alcoholic beverages or parolee/probationer homes as defined in Article X (Definitions) and as measured from any point on the outside walls of the facility to the nearest property line of the noted use.~~

~~C.A.~~ To avoid over-concentration of emergency shelters ~~and assisted living and/or group housing facilities~~, there shall be a 300-foot separation requirement as measured from the nearest outside building walls between the subject use and the nearest property line of any ~~assisted living or group housing facility~~ other emergency shelter as defined in Article X (Definitions).

~~D.B.~~ On-site waiting and client intake areas.

1. An adequately sized indoor client intake area shall be provided.
2. Any queuing areas shall be on-site, in covered areas and away from public sidewalks and avoid spilling into parking and landscape areas.

~~E.C.~~ Both indoor and outdoor open areas shall be provided on site.

~~F.D.~~ All setback standards of the underlying zone shall be met.

~~G.E.~~ On-site parking shall be provided in accordance with Chapter 19.580 (Parking and Loading). The precise number of parking spaces required will be determined based on the operating characteristics of the specific proposal; however, the required parking shall not be more than for other residential or commercial uses within the same zone.

~~H.F.~~ On-site staff supervision shall be required during all hours of facility operation.

~~I.G.~~ Individual client stays shall not exceed 180 consecutive days.

~~J.H.~~ The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program or its successor).

~~K.I.~~ The facility, in any Zoning District, shall be consistent with any applicable Riverside County Airport Land Use Compatibility Plan compatibility criteria.

.
. .
.

ARTICLE VIII - SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS

- B. If an applicant exceeds the percentages set forth in Section 19.545.020.A, the applicant shall be entitled to an additional density bonus calculated as follows:
1. For each one percent increase above the ten percent of the percentage of units affordable to ~~lower-lower~~-income households, the density bonus shall be increased by one and a half percent, up to a maximum of ~~35-50~~ percent.
 2. For each one percent increase above the five percent of the percentage of units affordable to ~~low-low~~-income households, the density bonus shall be increased by two and half percent, up to a maximum of ~~35-50~~ percent.
 3. For each one percent increase above the ten percent of the percentage of units affordable to ~~moderate-moderate~~-income households, the density bonus shall be increased by one percent, up to a maximum of ~~35-50~~ percent.
 4. ~~For developments with a minimum of 80 percent of units affordable to lower-income households and a maximum of 20 percent of units affordable to moderate-income households, exclusive of managers' units, the density bonus shall be up to a maximum of 80 percent. with the exception of such~~
 - 4.5. ~~For developments with a minimum of 80 percent of units affordable to lower-income households and not more than 20 percent of units affordable to moderate-income households that are located within 0.5 miles of a major transit stop in which case, no maximum controls of density shall apply.~~
- C. The maximum allowable residential yield allowed by the applicable zone for the site shall be multiplied by ~~0.35~~the amount of density bonus for which the project qualifies based on the criteria set forth in 19.545.020.A and B above, expressed as a decimal number (e.g., 0.35). Any resulting decimal fraction shall be rounded to the next larger integer.
- D. If the development does not meet the requirements of paragraphs 1, 2 or 3 of Section 19.545.020.A but the applicant agrees or proposes to construct a development that meets the requirements of paragraph 4 of Section 19.545.020.A, a density bonus of at least ten percent shall be granted unless the applicant elects a lesser percentage. The number of density bonus units would be determined by the method established in Section 19.545.020.C except the multiplier would be 0.10.
- E. In cases where a density increase of less than 35 percent is requested no reduction will be allowed in the number of target dwelling units required. Target dwelling units is the number of units that will qualify the development for the density bonus as specified in sections 19.545.020.A and B.
- F. In cases where the developer agrees to construct both 20 percent of the total units for low-income households and ten percent of the total units for very low income households, the developer is entitled to only one density bonus scale (i.e., 2.5 percent for each one percent of very low-income units or 1.5 percent for each one percent low-income units) and at least one additional incentive.
- G. The units made available to lower income households, very low-income households and moderate income households must be designed and constructed in the same manner as the market rate units, including but not limited to, the inclusion and use of interior and exterior architectural features, building materials, landscaping materials and construction techniques.
- H. A density bonus housing agreement shall be made a condition of ~~the discretionary permits (e.g., tentative maps, planned residential developments, etc.)~~approval for all housing developments that request a density bonus and additional incentives, concessions or in-lieu incentives. The relevant terms and conditions of the density bonus housing agreement shall

be filed and recorded as a deed restriction on those individual lots or units of a project development that are designated for the location of target dwelling units.

- I. Any project for which a density bonus is granted under this chapter is not eligible for an additional density bonus under Chapter 19.780 (Planned Residential Development Permit).

.
. .
.

19.545.050 - Incentives, concessions, and in-lieu incentives

- A. The applicant for a project meeting the requirements of Section 19.545.020.A, may request as part of a development application specific incentive(s) or concession(s) and the City shall grant the requested incentive(s) or concession(s) unless the City makes a written finding, based on substantial evidence, of either of the following:

1. The incentive or concession is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for targeted units as specified in Section 65915 (c) of the State Government Code.
2. The incentive or concession would have a specific adverse impact as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate- income households.

- B. The applicant shall receive the following number of incentives or concessions listed in Section 19.545.050.C:

1. One incentive or concession for projects that include at least ten percent of the total units for lower income households, at least five percent for very ~~low-low~~-income households, or at least ten percent for persons and families of moderate income in a common interest development.
2. Two incentives or concessions for projects that include at least 20 percent of the total units for lower income households, at least ten percent for very ~~low-low~~-income households, or at least 20 percent for persons and families of moderate income in a common interest development.
3. Three incentives or concessions for projects that include at least 30 percent of the total units for lower income households, at least 15 percent for very ~~low-low~~-income households, or at least 30 percent for persons and families of moderate income in a common interest development.

4. Four incentives or concessions for projects that include, exclusive on managers' units, at least 80 percent of the total units for lower income households and at least 20 percent of the total units for moderate income households or for projects that include 100 percent of the total units for lower income households.

- a. If the project is located within one-half mile of a major transit stop, the applicant project shall also receive be granted, upon request, a height increase of up to three additional stories, or 33 feet, whichever is greater.

- C. Incentives or in-lieu incentives may include, but are not limited to, the following:

1. A reduction in site development standards or a modification of Zoning Code requirements or architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicle parking spaces that would otherwise be required (see Section 19.545.060 (Parking Standards Incentives) that results in identifiable, financially sufficient and actual cost reductions.
 2. Approval of Mixed-Use Zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
 3. Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable cost reductions;
 4. Direct financial aid including, but not limited to community development block grant funding, or subsidizing infrastructure, land cost or construction costs or other incentives of equivalent financial value based upon the land costs per dwelling unit.
- D. The value of each incentive will vary from project to project; therefore, additional incentives or in-lieu incentives shall be determined on a case-by-case basis.
- E. For the purpose of the chapter, "development standard" ~~includes~~ includes site or construction conditions that apply to a residential development pursuant to any ordinance, general plan element, specific plan, charter amendment or other local condition, law policy, resolution, or regulation.
- F. Consistent with Government Code Section 65915 (j), the granting of a concession or incentive shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval. This provision is declaratory of existing law.
- G. The provisions set forth in this chapter provide a process through which the City may implement the density bonus and other incentives provisions of Government Code section 65915, as amended. However, neither those provisions nor any other provision of this Code are intended to require the City to grant any bonus or incentive in addition to those which may be required by Government Code section 65915, as amended.
1. Unless other discretionary entitlements ~~is~~ are required by this chapter for a proposed development, including, but not limited to, a conditional use permit, variance, site plan review or modifications, ~~every density~~ bonuses, concessions, and incentives shall ~~be not require~~ approved by ~~resolution of the~~ Planning Commission or City Council ~~after review by the Planning Commission.~~

(Ord. 7408 §1, 2018; Ord. 7331 §87, 2016; Ord. 6966 §1, 2007)

19.545.060 - Parking Standards Incentive

- A. Upon request of the applicant, the following parking standards may apply, inclusive of handicapped and guest parking, to an entire housing development that meets standards of Section 19.545.020 A (Regulations for new residential construction):
1. One on-site parking space for up to one bedroom;
 2. Two on-site parking spaces for up to three bedrooms; and

3. Two and one-half parking spaces for more than three bedrooms.
- B. All parking calculations for the development resulting in a fraction shall be rounded ~~up~~ to the next nearest whole number.
 - C. Parking may be provided by tandem parking or uncovered parking, but not by on street parking.
 - D. Any applicant may request additional parking incentives or concessions beyond those provided in this section pursuant to 19.545.020 (Regulations for new residential construction).
 - E. Upon request of the applicant, no minimum vehicular parking requirements shall be imposed on a development that meets the following criteria:
 1. ~~If a~~The development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the Health and Safety Code;
 2. ~~and t~~The development is either a special needs housing development, as defined in Section 51312 of the Health and Safety Code, or a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code; and, then, upon the request of the applicant, no minimum vehicular parking requirements shall be imposed. A
 3. If the development that is a special needs housing development, shall have either of the following are provided:
 - a. ~~p~~Paratransit service; or
 - a.b. Unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(Ord. 7331 §87, 2016; Ord. 6966 §1, 2007)

. . .
Chapter 19.580 - PARKING AND LOADING
. . .

19.580.050 - Basic limitations for off-street parking.

- A. Except as otherwise permitted herein, all required off-street parking spaces shall be independently accessible from a street at all times.
- ~~B. No compact parking spaces shall be permitted unless approved by variance pursuant to Chapter 19.720 (Variance). However, any compact parking spaces approved and constructed prior to the effective date of this regulation shall be allowed to continue.~~
- ~~C.B.~~ On-street-parking within public or private streets, driveways or drives shall not be used to satisfy the off-street parking requirements.
- ~~D.C.~~ Parking a vehicle on any portion of a lot, other than paved areas permitted by Section 19.580.070 (Off Street Parking Location and type Requirements), is prohibited.
- ~~E.D.~~ Parking spaces shall not preclude direct and free access to stairways, walkways, elevators, any pedestrian ~~access-wayroute~~ or fire safety equipment. Such access shall be a clear minimum width required by State law, no part of which shall be within a parking space.

~~F.E.~~ Parking facilities shall be used for vehicle parking only. No sales, storage, repair work, dismantling, or servicing of any kind shall be permitted without necessary permits for such use.

~~G.F.~~ Living or sleeping in any vehicle, trailer, or vessel is prohibited when parked or stored on private property.

~~H.G.~~ Any vehicle, trailer, or vessel, including a recreational vehicle, that is inoperable and/or without current registration shall be stored entirely within an enclosed structure and shall not be parked or stored in any yard on residential property, except as may be provided by State law. Boats and other non-motorized vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of vehicle being towed.

~~I.H.~~ Except as may be otherwise provided by this title, landscape front and street side yard setbacks shall not be used for off-street parking spaces, turning or maneuvering aisles. However, entrance and exit drives to access off-street spaces are permitted.

(Ord. 7331 §94, 2016; Ord. 6966 §1, 2007)

19.580.060 - Parking Requirements

A. *Minimum parking requirements.* The number of off-street parking spaces required by Table 19.580.060 (Required Spaces) shall be considered the minimum necessary for each use, unless off-street parking reductions are permitted pursuant to provisions herein. In conjunction with a conditional use, site plan review or planned residential development permit, the designated Approving or Appeal Authority may increase these parking requirements if it is determined that they are inadequate for a specific project.

B. *Uses not listed.* The number of parking spaces required for uses not specifically listed in Table 19.580.060 (Required Spaces) shall be determined by the Community & Economic Development Director or his/her designee based on common functional, product or compatibility characteristics and activities. ~~Such determination is considered a formal interpretation of this title and shall be decided and recorded as such pursuant to Chapter 19.060 (Interpretation of Code).~~

~~C. *Mixed-use complexes development and parking credits.*~~

~~1. In the case of shared parking facilities within a complex serving a mixed-use development, the development shall provide the sum of parking spaces required for each separate use.~~

~~2. The Community & Economic Development Director or his/her designee may grant a mixed-use parking credit to reduce the total number of required spaces by up to 15 percent, provided the following: However, if there are multiple uses in a complex with different operating characteristics, such as daytime office and nighttime commercial entertainment-oriented uses, the Community & Economic Development Director or his/her designee may grant a mixed-use parking credit to reduce the total number of required spaces by up to a maximum of 15 percent of the total required spaces. Another factor in favor of granting a credit is proximity to a transit stop. The following requirements apply to granting of a mixed-use parking credit:~~

~~a. The development is located within a Transit Priority Area as defined by Senate Bill 743 (Public Resources Code §21099); or~~

~~a.b. A shared parking analysis specifying the proposed mix of uses and the operating characteristics of each use type, including hours of operation, typical capacity and parking demand generation rates, is provided demonstrating adequate justification for granting the credit.~~

- ~~2. The applicant shall provide a parking analysis specifying the proposed mix of uses and the operating characteristics of each type use; including hours of operation and individual parking requirements. The analysis shall provide adequate justification for granting the credit.~~
- ~~3. A covenant shall be recorded on the property limiting the mix of uses to those identified in the original parking analysis, including a mix with similar operating characteristics.~~

D. Incentives for additional measures to reduce Vehicle Miles Traveled (VMT).

1. Developments that satisfy the project-level VMT assessment requirements established by the Public Works Department are encouraged to implement additional VMT reduction measures including, but not limited to:
 - a. Permanent on-site private or public shared mobility facilities;
 - b. Unbundled residential parking (on-site parking spaces are leased or sold separately from dwelling units);
 - c. Bicycle parking facilities and amenities (lockers, showers, repair facilities or similar) in excess of the minimum requirements of the California Building Standards Code;
 - d. Off-site pedestrian, bicycle or transit improvements; or
 - e. Alternative VMT reduction measures, subject to the approval of the Public Works Director or his/her designee.
2. Developments that voluntarily provide one or more of the VMT reduction measures listed above shall be eligible for a reduction in the total number of required on-site parking spaces of up to 10% percent.
3. For mixed-use development receiving a mixed-use parking credit pursuant to 19.580.060.C above, the VMT reduction measure incentive and mixed-use parking credit may be combined for a maximum reduction of required on-site parking spaces not to exceed 20% percent.

G.E. Required spaces. Table 19.580.060 (Required Spaces) below sets forth minimum off-street parking requirements for number of spaces. Except as otherwise specifically stated, the following rules apply to this table.

1. "Square feet" (sq. ft.) means "gross square feet" and refers to total building gross floor area unless otherwise specified, not including areas used for off-street parking or loading spaces.
2. Where parking spaces are required based on a per-employee ratio, this shall mean the total number of employees on the largest working shift.
3. Where the number of seats is listed to determine required parking, seats shall be construed to be fixed seats. Where fixed seats provided are either benches or bleachers, each 24 linear inches of the bench or bleacher shall be considered a seat.
4. When the calculation of the required number of off-street parking spaces results in a fraction of a space, the total number of spaces shall be rounded to the nearest whole number.
5. In addition to the requirements in Table 19.580.060 (Required Spaces), spaces shall be provided for trucks and other vehicles used in the business, of a number and size adequate to accommodate the maximum number of types of trucks and/or vehicles to be parked on the site at any one time.

6. Where maximum distance is specified from the lot, the distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building or area that such facility is required to serve.
7. Unless otherwise stated, the required parking shall be located on the same lot or within the same complex as the use.

D.F. Cultural resources parking exemption. Any new uses within the confines of an existing structure in a nonresidential zone, designated as a historic resource or a contributor to a historic district, as defined in Title 20 ~~fin~~of the Riverside Municipal Code, are exempt from providing any additional parking. If an existing structure is expanded, additional parking will be required to accommodate the expansion, as set forth in Table 19.580.060.

Wdedn# < 18 ; 3 B 93#

Uht x lhg# / s d f h v#

Use	Number of Spaces Required
A	
	.
	.
	.
R	
	.
	.
	.
Recreational Facilities - Commercial: a. Billiard Parlor and Pool Halls b. Bowling Alleys c. Skate Facility (indoor/outdoor) d. Amusement Parks e. Golf Courses and Driving Ranges f. Health/Fitness Club ⁽¹⁵⁾ g. Swimming Pool h. Specialty Non-Degree (Dance, and Music, Martial Arts <u>or similar</u>) i. Other indoor and outdoor facilities	a. 1 space/250 square feet b. 5 spaces/bowling lane (12) c. 1 space/100 square feet of floor area d. (5) e. 5 spaces/hole, 1.5 spaces/tee on the driving range plus additional spaces required for ancillary uses per the provisions of the Zoning Code. f. 1 space/150 square feet of floor area g. (5) h. <u>1 space/250 square feet, or</u> (5) i. (5)
	.
	.
	.
S	
	.
	.
	.
Senior Housing	1 space/unit ⁽²⁾
Shelters, Emergency	Based upon demonstrated need <u>Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking than that for other residential or commercial uses within same zone.</u>
	.
	.
	.
Notes: 1. See Section 19.580.070 B (Multiple Family Dwellings) for additional requirements. For the purpose of calculating parking requirements for multiple family dwellings, dens, studios, Studio Unit(s) , or other similar rooms that may be used as bedrooms shall be considered bedrooms.	

Use	Number of Spaces Required
<p>2. For senior housing projects, 50 percent of the required spaces shall be covered either in a garage or carport.</p> <p>3. For the purposes of parking requirements, this category includes corporation yards, machine shops, tin shops, welding shops, manufacturing, processing, packaging, treatment, fabrication, woodworking shops, cabinet shops, and carpenter shops and uses with similar circulation and parking characteristics.</p> <p>4. Required parking spaces may be in tandem, and the driveway may be used for the required drop-off and pick-up space.</p> <p>5. Parking ratio to be determined by the designated Approving or Appeal Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal and similar uses in this table.</p> <p>6. Excluding lath and green houses.</p> <p>7. Includes barber shops, beauty salons/spas, massage, tanning, tailors, dry cleaning, self-service laundry, travel agencies, electrolysis, acupuncture/acupressure, and tattoo parlors.</p> <p>8. For the purposes of parking requirements, this category includes antique shops, gun shops, pawn shops, pet stores, and second-hand stores.</p> <p>9. Additional parking for assembly rooms or stadiums is not required.</p> <p>10. Parking may be provided on the same or adjoining lot.</p> <p>11. Parking may be provided on the same lot or within 100 feet of the subject site.</p> <p>12. Parking may be provided on the same lot or within 150 feet of the subject site.</p> <p>13. Parking may be provided on the same lot or within 300 feet of the subject site.</p> <p>14. The pump islands are not counted as parking stalls.</p> <p>15. A reduction in the number of required parking spaces may be permitted subject to a parking study and a shared parking arrangement.</p> <p>16. Where strict adherence to any parking standards would significantly compromise the historic integrity of a property, the Community & Economic Development Director, or his/her designee, may consider variances that would help mitigate such negative impacts, including consideration of tandem parking, allowances for on-street parking, alternatives to planter curbing, wheel stops, painted striping, and asphalt or concrete surfacing materials.</p> <p>17. Parking shall be provided in accordance with Chapter 19.545.060 (Parking Standards Incentive). A parking analysis may be provided to justify modifications from those standards. The parking analysis shall identify the parking needs to address the operating hours and characteristics of the operations to provide for adequate parking at all times.</p> <p>18. Refer to Section 19.580.060 E for new uses within a designated cultural resource as defined in Chapter 20 of the Riverside Municipal Code.</p>	

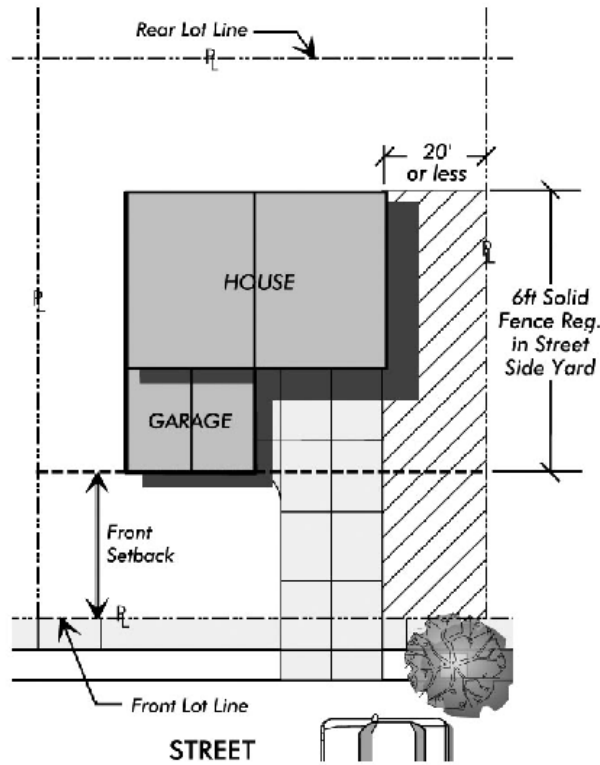
(Ord. 7528 §1(Exh. A), 2020; Ord. 7519 §§ 1, 2(Exh. A), 2020; Ord. 7505 § 1(Exh. A), 2020; Ord. 7487 § 15(Exh. E), 11-5-2019; Ord. 7457 § 1(Exh. A), 2019; Ord. 7408 §1, 2018; Ord. 7331 §94, 2016; Ord. 7235 §11, 2013; Ord. 7109 §11, 2010; Ord. 6966 §1, 2007)

19.580.070 - Off-street parking location and type requirements.

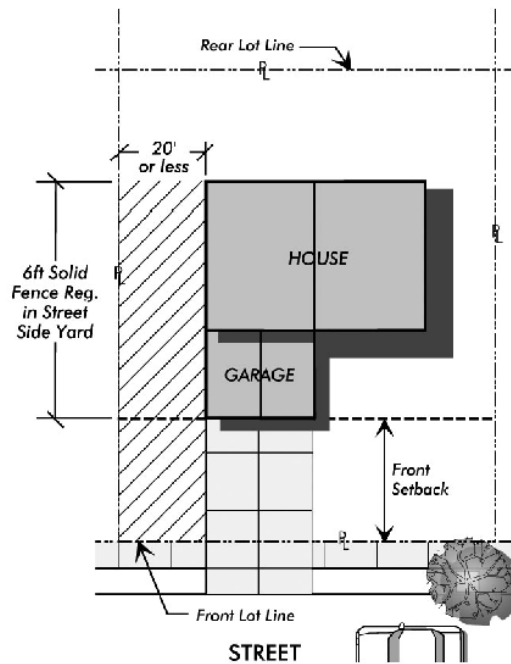
A. Single family dwellings.

1. *Required number and type of spaces.* See Table 19.580.060 (Required Spaces) Dwelling-Single Family.
2. *Parking location in the front and side yard areas.* Parking and maneuvering in front yard areas of single-family residential zones for all vehicles, except recreational vehicles, that are regulated by Section 19.580.070.A.4 (Recreational Vehicle Parking in Residential Zones), shall be limited to the space within a carport or garage plus a paved driveway between such garage or carport and the street from which it is served, not exceeding the width of the garage. In addition, the following front and side yard areas may also be paved for the parking and maneuvering of vehicles, subject to the development standards contained in Section 19.580.070.A
3. *Permitted Driveway Locations.*
 - a. House with attached or detached garage: The space between the driveway serving the garage and the nearest side property line, with such paving permitted to extend as far as the rear of the residential structure, such space not to exceed twenty feet in width beyond the driveway serving the garage. (See Figure 19.580.070 A 3 a - House with Attached Garage).

**19.580.070.A.3.a.
House with Attached Garage**



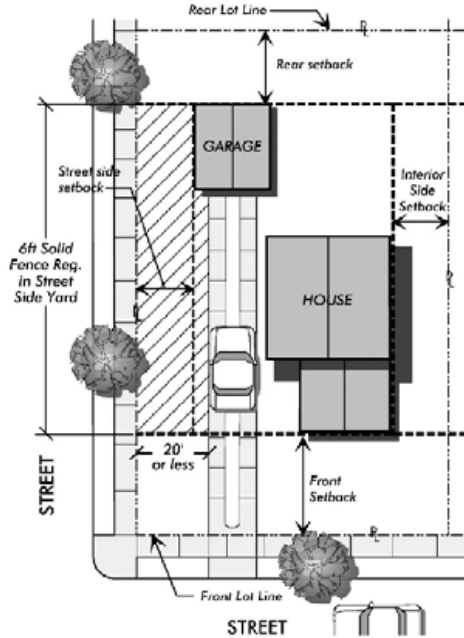
**19.580.070.A.3.a.
House with Attached Garage**



- b. House with detached garage, served by adjacent street: The space between the driveway and the nearest side property line, extending as far as the rear of the garage,

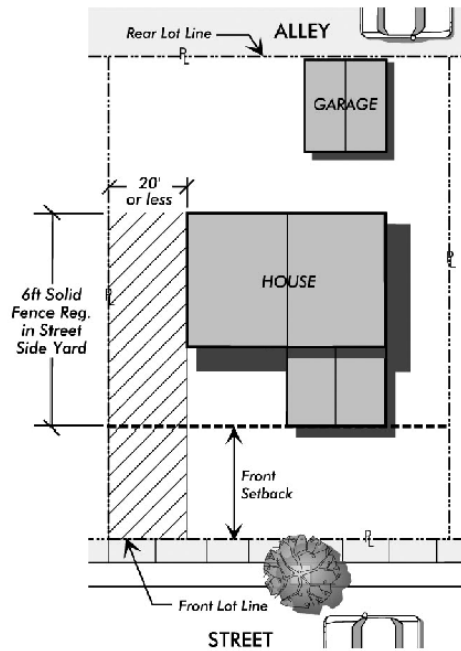
such space not to exceed 20 feet in width beyond the driveway serving the garage. (See Figure 19.580.070. A.3.b - House with Detached Garage).

**19.580.070.A.3.b.
House with Detached Garage**



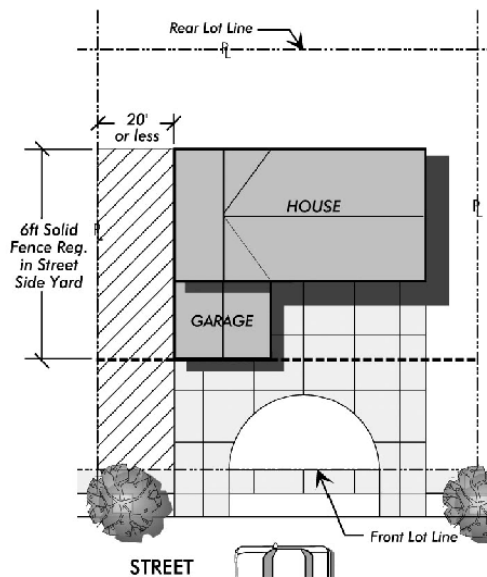
- c. House with detached garage served from an alley: A space, not exceeding 20 feet in width, adjacent to a side property line. Such paved space may extend no further than the space between the street and the rear of the house. Installation of such a driveway is subject to approval of a driveway curb cut by the Public Works Department. (See Figure 19.580.070.A.3.c - House with Detached Garage Served by Alley).

**19.580.070.A.3.c.
House with Detached Garage Served by Alley**



- d. Circular drives: A house with one street frontage and at least 80 feet of width, or any house with two street frontages may be served by a circular drive. In addition, the space between the circular drive and the nearest interior side property line may be paved, provided this additional paving does not exceed 20 feet in width beyond the point from the nearest point of the circular driveway and the interior side property line, nor extend further than the distance between the street and the rear of the residence. No circular drive will be approved without the approval of the Public Works Director for two driveway openings. (See Figure 19.580.070.A.3.d - House with Circular Drive).

**19.580.070.A.3.d.
House with Circular Drive**



- e. Special requirements for driveway extensions in street side yard areas: Where the area proposed for driveway expansion is a street side yard, the portion of the driveway behind the front setback must be screened from the adjoining street by a six-foot-high solid fence or wall.
- f. Arterial streets: No residential drives shall be permitted on arterial streets as shown on the General Plan Circulation and Transportation Element except where no other access to the property exists.

g. Second driveways:

~~(1) Except in the RA-5 and RC Zones~~ Are allowed in the RA-5 and RC Zones.

~~(2) A~~ second driveway may be added if the property has 80 feet or more of street frontage or has frontage on two streets, subject to approval by the Planning Division and Public Works Department.

~~(4)(3)~~ A circular driveway is not considered a second driveway.

4. *Recreational vehicle parking in residential zones.*

a. *Permitted locations of parking and maneuvering areas.* Parking and maneuvering areas in front yard areas of single-family residential zones for all recreational vehicles, with a gross vehicle weight rating of 10,000 pounds or less, shall be limited to the space within a carport or garage plus a paved driveway between such garage or carport and the street from which it is served, not exceeding the width of the garage. In addition, the following front and side yard areas may also be paved for the parking and maneuvering of vehicles.

(1) House with attached garage: The space between the driveway serving the garage and the nearest side property line, with such paving permitted to extend as far as the rear of the residential structure, such space not to exceed 20 feet in width beyond the driveway serving the garage. (See Figure 19.580.070.A.3.a - House with Attached Garage)

(2) House with detached garage, served by adjacent street: The space between the driveway and the nearest side property line, extending as far as the rear of the garage, such space not to exceed 20 feet in width beyond the driveway serving the garage. (See Figure 19.580.070.A.3.b - House with Detached Garage)

(3) House with detached garage served from an alley: A space, not exceeding 20 feet in width, adjacent to a side property line. Such paved space may extend no further than the space between the street and the rear of the house. Installation of such a driveway is subject to approval of a driveway curb cut by the Public Works Department. (See Figure 19.580.070A.3.c - House with Detached Garage Served by Alley)

(4) Circular drives: A house with one street frontage and at least 100 feet of width, or any house with two street frontages may be served by a circular drive. In addition, the space between the circular drive and the nearest interior side property line may be paved, provided this additional paving does not exceed 20 feet in width beyond the point from the nearest point of the circular driveway and the interior side property line, nor extend further than the distance between the street and the rear of the residence. No circular drive will be approved without the

approval of the Public Works Director for two driveway openings. (See Figure 19.580.070.3.a.d. - House with Circular Drive)

- (5) Special requirements for driveway extensions in street side yard areas: Where the area proposed for driveway expansion is a street side yard, the portion of the driveway behind the front setback must be screened from the adjoining street by a six-foot-high solid fence or wall.
- b. *Nonconforming rights.* A non-paved driveway legally established prior to the adoption of this Code section, including any expansion of the driveway to provide additional off-street parking subsequent to the adoption of this Code section, is not subject to the paving requirements of this section unless the use and maintenance of such driveway and parking area lapses for a period of one year or more or unless the use served by the driveway is expanded. However, both the existing driveway and the additional parking area shall be surfaced with a weed- and dust-resistant material to the specifications of the Fire and Planning and Building Departments.
- c. *Registration and vehicle condition.* All recreational vehicles parked outside of a completely enclosed garage shall be currently and legally registered except as provided for by State law and shall be in an operable and movable condition within one hour. Motorized recreational vehicles, shall be movable under their own power. Boats and other nonmotorized vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of vehicle being towed.
- d. Parking for recreational vehicles with a gross vehicle weight rating of 10,000 pounds or more.
- (1) In residential zones, the parking of recreational vehicles with a gross vehicle weight rating of 10,000 pounds or more shall only be allowed in the RR-Rural Residential, RE-Residential Estate, and RA-5 Residential Agricultural zones. Parking and maneuvering areas for such vehicles shall be limited to:
- (a) A garage or carport.
- (b) A paved surface in the rear yard, outside of required setbacks, or an interior side yard area adjacent to the property's existing garage or carport, provided that:
- i A side yard area adjacent to a street shall not be used for recreational vehicle parking.
- ii There shall be a minimum of 15 feet between the side property line and the nearest eave overhang.
- iii The side yard area shall be accessible from the property's existing driveway. Only one driveway opening is permitted, except in the case of an existing circular driveway. However, a second driveway may be added if the property has 100 feet or more of street frontage or has frontage on two streets, subject to approval by the Planning and Public Works Departments.
- iv A recreational vehicle parked in a side yard shall not extend forward of the front wall of the residence.
- (c) A recreational vehicle may not have any utility hookups or be used as living quarters except as permitted by 19.465 (Caretaker Living Quarters - Temporary).

(d) The property may be fenced subject to current Zoning Code standards.

B. *Multiple family dwellings.*

1. Required number and type of spaces.

- a. Number of spaces: See Table 19.580.060 (Required Spaces) - Dwelling-Multiple Family.
- b. Covered parking required: At least 75 percent of the total required spaces shall be in a carport or fully enclosed ~~garage or carport~~.
- c. Distribution of covered parking: Garages and carports ~~are to~~ shall be distributed evenly throughout the project. Landscaped planters shall be required between garage structures as determined by the Development Review Committee. Required covered parking (garages and/or carports) ~~must be utilized for vehicle parking and not~~ shall not be used for household storage.
- ~~d. Security: All multi-family and student housing projects shall provide a locked storage area or garage for each unit or a fenced, secured complex with coded gates for entry.~~
- ~~e.d.~~ _____ Tandem parking: May be provided to satisfy the minimum parking requirement, when assigned to residential dwelling units with two or more bedrooms.

C. *Nonresidential uses.*

1. Except as provided in this section, landscaped front and street side yard setbacks shall not be used for the off-street parking of vehicles or for off-street parking spaces, turning or maneuvering aisles. However, entrance and exit drives, as a means of ingress and egress to off-street parking spaces, shall be permitted to cross landscaped front and street side yard setbacks.

(Ord. 7408 §1, 2018; Ord. 7331 §94, 2016; Ord. 7109 §§ 12, 13, 2010; Ord. 6966 §1, 2007)

19.580.080 - Design standards.

A. *Parking space dimensions.*

1. Table 19.580.080.A (Off Street Vehicle Parking Space Dimensions) sets forth minimum size requirements for individual parking spaces. Design standards for handicapped parking stalls shall be provided in compliance with current requirements of the Uniform Building Code.
- ~~2.~~ Up to 15 percent% of the required onsite parking spaces may have compact dimensions as set forth in Table 19.580.080.A. Calculations that result in fraction of a space shall be rounded to the nearest whole number.
- ~~2.3.~~ _____ Parking spaces that are parallel and adjacent to a building, fence/wall, ~~property line~~ or other door swing or pedestrian access obstruction, shall be nine and one-half ~~(9.5)~~ feet wide.
- ~~3.4.~~ _____ All off-street parking spaces shall be indicated by white or yellow painted stripes not less than four inches wide or by other means acceptable to the Planning Division. Handicapped accessible spaces shall be indicated by blue painted stripes, signs and markings, in accordance with State of California requirements.
- ~~4.5.~~ _____ Except in the case of individual tree well planters, the minimum ~~18 feet~~ paved depth of a parking space shall not be reduced by an overhang into a planter.

~~5.6.~~ Tandem parking shall not be permitted to satisfy the minimum parking requirement, ~~E,~~ except as provided in Section 19.580.070B.1.e - (Multiple Family Dwellings).

**Table 19.580.080.A
Off-Street Vehicle Parking Space Dimensions**

Type of Parking Stall Space	Size of Parking Stall Space (minimum)	
	Width	Length
Standard	9 ft.	18 ft.
Compact (where permitted)	8 ft.	16 ft.

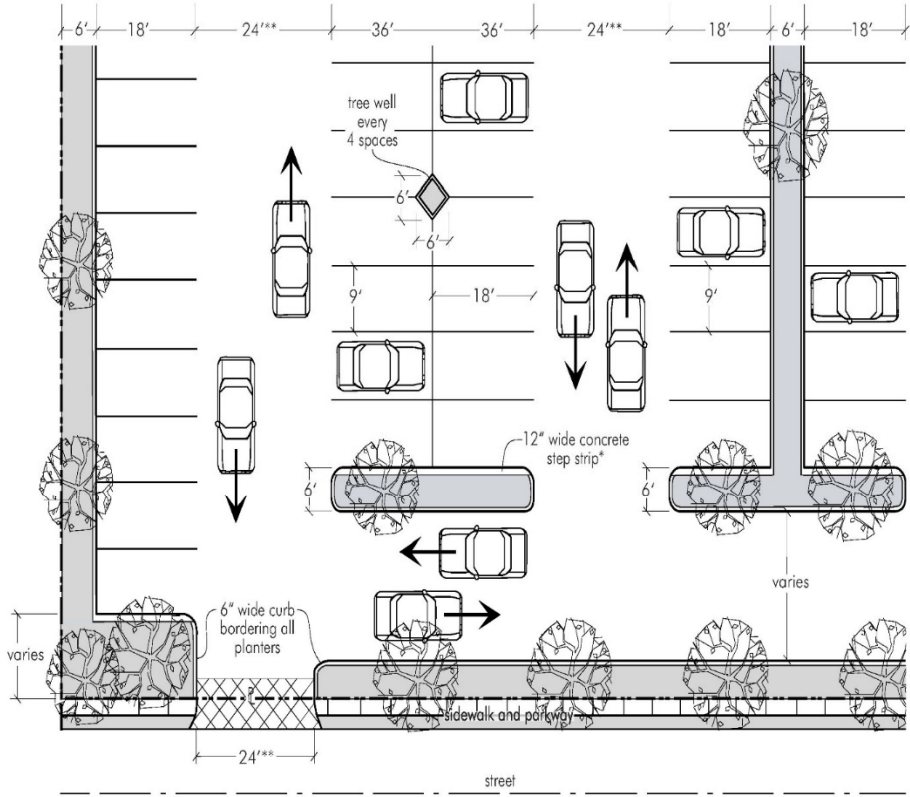
B. Drive aisle and driveway width dimensions.

- Each parking space shall have adequate drives, aisles and turning and maneuvering areas for access in accordance with Table 19.580.080.B (Overall Parking Aisle Width).

**Table 19.580.080.B
Overall Parking Aisle Width**

	Parking Angle in Degrees			
	45	60	75	90
Aisle Width				
a. One-Way Traffic	12 ft.	16 ft.	18 ft.	24 ft.
b. Two-Way Traffic				24 ft.

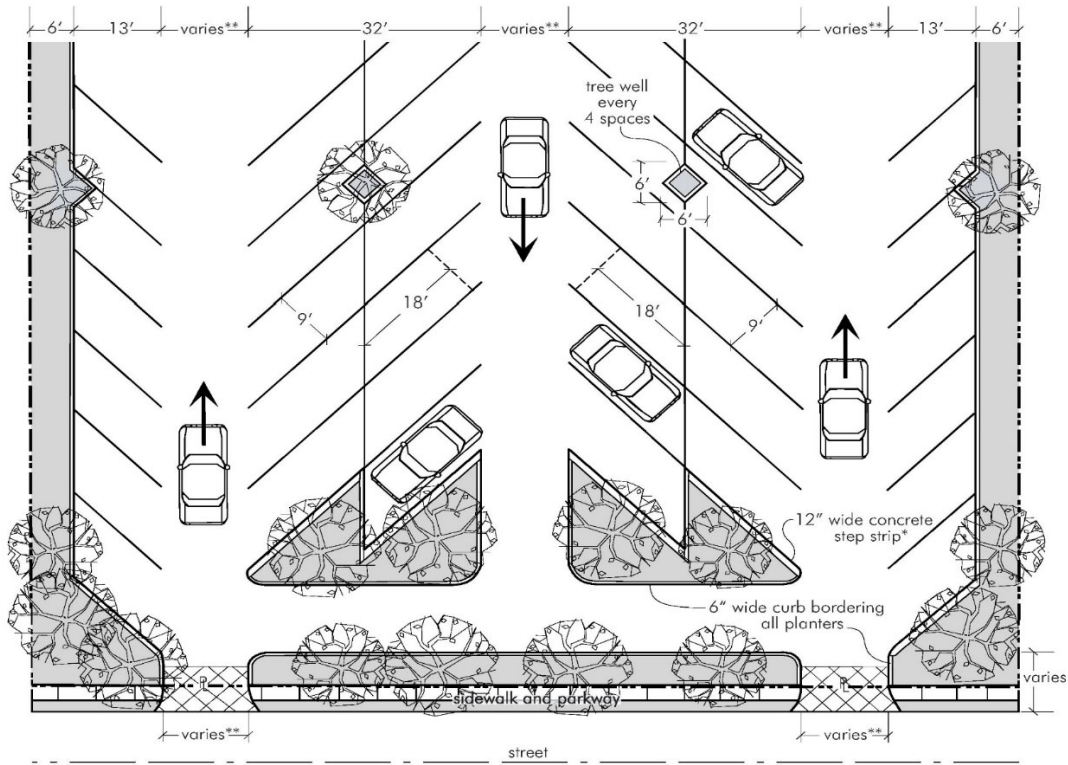
~~Typical 90 Degree Parking~~



* 12" wide concrete step strip for all planters adjacent to parking stalls
 ** 28' required for multiple family residential
 note: wheel stops to be added where required

■ landscaping, typical

Typical Angled Parking



* 12" wide concrete step strip for all planters adjacent to parking stalls
 ** see Table 19.580.080B
 note: wheel stops to be added where required
 [shaded box] landscaping, typical

- The minimum driveway widths for different use categories are established in Table 19.580.080.C (Minimum Driveway Widths). On-drive parking is prohibited at the minimum widths, except for single family residential uses.

Table 19.580.080.C
Minimum Driveway Widths

Use	Driveway minimum width	Notes, Exceptions and Special Provisions
Single-Family Residential	10 ft.	
Multi-Family Residential (one-way)	12 ft.	Driveways shall be 150 ft. or less in Length-length with no on-drive parking and located adjacent to one or two story buildings
Multi-Family Residential (one-way)	16 ft.	Applicable to driveways inconsistent with the special provision above.
Multi-Family Residential (two-way)	24-20 ft.	The portion of the driveway used as maneuvering area for adjacent parking bays shall be a minimum of 24 ft.
Nonresidential (one-way)	12 ft.	A driveway providing access to 40-ten or fewer parking spaces may be reduced to 40-ten ft. The total length of the ten-foot-wide driveway shall not exceed 75 feet.
Nonresidential (two-way)	20 ft.	The portion of the driveway used as maneuvering area for adjacent parking bays shall be 24 ft.

C. Vehicular access and circulation.

1. Accessibility and usability: Driveways shall not be used for any purpose that would prevent vehicle access to parking spaces, or inhibit circulation or emergency service response.
2. Access to adjacent roadways: Parking spaces within a designated parking lot shall be designed to provide the minimum required turning and maneuvering areas, so vehicles can enter an abutting street in a forward direction (alleys may be used for maneuvering space).
3. Circulation: Within a parking lot, circulation shall be such that a vehicle entering the parking lot need not enter the street to reach another aisle and that a vehicle shall not enter a public street backwards. Internal circulation, including safe entrances and exits shall be provided meeting the established standards and specifications of the Planning Division and Public Works Department.
4. Visibility at driveways: Driveways shall be designed and located in such a manner so as to ensure proper visibility to on-street traffic. Driveway design shall take into consideration slopes, curvature, speed, and conflicting turning movements in the area. Clear visibility shall be maintained from the driveway by keeping the designated clear vision triangle free of obstacles such as signs, landscaping, and structures. See Article X (Definitions) for a description of the clear vision triangle.

D. *Parking structures.*

1. Parking spaces located within a parking structure shall be provided with safe entrances and exits, turning and maneuvering areas and driveways meeting the established standards and specifications of the Planning Division and Public Works Department.
2. Driveways and turning and maneuvering areas in parking structure shall be paved with not less than two and one-half inches of asphaltic concrete or an equivalent surfacing meeting the specifications of the Public Works Department and shall be maintained in good repair.
3. Parking structures shall have a minimum landscaped setback of 15 feet along all street frontages, except in the area bounded by First Street, Fourteenth Street, ~~the Riverside Freeway~~State Route 91, and Locust Street, where a ten-foot landscaped setback shall be provided along all street frontages. When a greater setback is required by the zone in which the parking structure is located, such greater setback shall prevail.
4. Parking structures shall have, along all street frontages, a three-foot high buffer to such parking structure consisting of a decorative masonry wall, solid hedge or landscaped mound or any combination thereof. Masonry walls and hedges shall be situated at the rear of the landscaped setback required by subsection 3 of this section.
5. Piers and pillars shall not encroach into parking stalls.

E. *Garage/carport-architectural design.* Garages and carports required for residential development ~~are to be designed to reflect~~shall be consistent with the ~~architecture~~architectural design of the ~~dwelling units~~primary buildings by using similar materials and roof pitches. ~~Flat roofs will be discouraged.~~

F. *Paving.*

1. Required parking, loading areas and circulation areas shall be paved with not less than three inches of asphalt concrete or an equivalent impervious surface meeting the established standards and specifications of the Public Works Department. They shall be graded and drained so as to dispose of all surface water, and shall be maintained in good repair; provided that those portions of single-family residential driveways extending

beyond a point 100 feet back from the street property line in the RE, RA and R-1 Zones may be surfaced with an alternate material as determined by the Public Works Department; and further provided that in the RE Zone, the driveways within the bridle paths of equestrian trails shall not be paved.

2. A non-paved driveway legally established prior to the adoption of this Code Section, including any expansion of the driveway to provide additional off-street parking subsequent to the adoption of this Code Section, is not subject to the paving requirements of this section unless the use and maintenance of such driveway and parking area lapses for a period of one year or more or unless the use served by the driveway is expanded. However, both the existing driveway and the additional parking area shall be surfaced with a weed- and dust-resistant material to the specifications of the Fire and Planning Division.
 3. The Community & Economic Development Director or his/her designee shall have the authority to administratively grant exceptions to the paving material and location restrictions, consistent with the purposes of this section, where special circumstances relating to property context, configuration, terrain, landscaping or structure locations make adherence to the paving location restrictions of this section impractical. Any such decision by the Community & Economic Development Director or his/her designee may be appealed to the City Council.
- G. *Pedestrian access and circulation.* All multi-family and nonresidential developments shall be designed with a minimum of one designated pedestrian path from each abutting street to the primary entrance(s) to such use. Access shall be distinct from the vehicle access, visibly delineated, and designed to be safe and convenient. Specifically, internal pedestrian walkways shall be distinguished from driving surfaces through the use of raised sidewalks, special pavers, bricks, or scored/stamped concrete.
- H. *Drainage.* Drainage facilities shall be provided in all public parking areas capable of handling and maintaining the drainage requirements of the subject property and surrounding properties. Drainage facilities shall be designed to dispose of all surface water consistent with Regional Water Quality Control Board standards, and to alleviate the creation of flooding and drainage problems.
- I. *Curbing and bumper or wheel stops.* Bumper stops not less than two feet in height or wheel stops not less than six inches in height shall be erected adjacent to any building or structure, wall, fence, property line, or walkway to protect other property. Areas containing plant materials shall be bordered by a concrete curb at least six inches high and six inches wide. Alternative barrier design to protect landscaped areas from damage by vehicles may be approved by the Development Review Committee.
- J. *Lighting.* Parking areas shall have lighting capable of providing adequate illumination for security and safety. Also see Section 19.590.070 (Light and Glare) and Chapter 19.556 (Lighting).
- K. *Walls.* When adjoining or across an alley from any residentially zoned or residentially used lot, a masonry wall six feet in height shall be erected and maintained so as to physically separate the parking, loading or sales area from the residential property; provided that such wall shall be three feet high within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be three feet high within ten feet of the street line. Also, see Chapter 19.550 (Fences, Walls and Landscape Materials).

(Ord. 7487 § 16, 11-5-2019; Ord. 7331 §94, 2016; Ord. 7109 §§14, 15, 2010; Ord. 6966 §1, 2007)

19.580.090 - Parking lot landscaping.

Within parking lots, landscaping shall be used for shade and climate control, to enhance project design, and to screen the visual impact of vehicles and large expanses of pavement as set forth in the following paragraphs.

A. *Shade.* Trees shall be planted and maintained in all parking lots at a ratio of one tree for every four parking spaces (that may be clustered or grouped). The trees shall be placed throughout the parking lot in a manner that will ensure that all portions of the lot receive tree shade. Trees shall be of a variety that provide a broad canopy.

B. *Screening.*

1. Between parking lot and street right-of way: Landscaping shall be designed and maintained for partial screening of vehicles to a minimum height of three ~~(3)~~ feet, measured from the finished grade of the parking lot. Screening materials may include any combination of plant materials, earthen berms, solid masonry walls, raised planters, or other screening device deemed by the Zoning Administrator Community & Economic Development Director or his/her designee to comply with the intent of this requirement. This provision shall not apply in those instances where a masonry wall is required and when such property is used for a single-family residence.

2. Between drive-through lane and street right-of way: An immediate three ~~(3)~~-foot-high landscape screen shall be established along the outer edge of drive-through aisles. Screening materials may include a combination of plant materials, wall, raised planters, and berm as approved by the Approving Authority.

C. *Percent coverage.* Except in any industrial, airport and railway base zone, parking lots having more than 20 spaces shall have a minimum of five ~~(5)~~ percent of the parking lot area landscaped. Parking lot landscaping shall not count toward required landscape coverage otherwise required for the zoning district in which a project is located and is in addition to required landscaped setbacks.

D. *Landscaped setbacks.*

1. For 20 or fewer parking spaces: A minimum ten ~~(10)~~-foot-wide landscaped setback is required along all street frontages for parking, loading and outdoor vehicle sales areas.

2. For 21 or greater parking spaces: A minimum 15-foot-wide landscaped setback is required along all street frontages for parking, loading, and outdoor vehicle sales areas.

3. When a greater setback is required by the zone: The greater setback shall prevail along all street frontages for parking, loading, and outdoor vehicle sales areas.

4. When adjacent to a residentially zoned or residentially used lot: A minimum five ~~(5)~~-foot-wide landscaped setback is required along all property lines shared with a residentially zoned or residentially used lot for parking, loading and outdoor vehicle sales areas in conjunction with the required six ~~(6)~~-foot high masonry wall.

E. *Irrigation.* All landscaped areas shall be equipped with an underground automated irrigation system.

(Ord. 7331 §94, 2016; Ord. 7235 §12, 2013; Ord. 6966 §1, 2007)

19.580.100 - Prohibition of commercial, heavy or oversize vehicle parking.

A. It is unlawful for the driver, owner or operator of any motor truck of a gross vehicle weight rating (GVWR) of more than 10,000 pounds or truck tractor, or trailer of a gross vehicle weight rating (GVWR) of more than 10,000 pounds of more than 10,000 pounds, or any combination thereof, to park, or cause to be parked, any such vehicle upon any public street, or alley, or

on any residentially zoned property, within the residential districts of the City of Riverside as defined by Section 515 of the State of California Vehicle Code.

- B. It is unlawful for the driver, owner or operator of any motor truck, truck tractor, or trailer or any combination thereof, of a size larger than eight feet in height and/or 24 feet in length, to park, or cause to be parked, any such vehicle upon any public street, or alley, or on any residentially zoned property, within the residential districts of the City of Riverside as defined by Section 515 of the State of California Vehicle Code.
- C. For the purpose of this section, gross vehicle weight rating (GVWR) means the manufacturer's rated capacity for the motor truck, truck tractor and/or trailer.
- D. It is unlawful to park, except for immediate loading and unloading of goods or to provide immediate services, any motor truck of a gross vehicle weight rating (GVWR) of more than 10,000 pounds, truck tractor, or trailer of a gross vehicle weight rating (GVWR) of more than 10,000 pounds, or any combination thereof, of a size larger than eight feet in height and/or 24 feet in length, on residentially zoned property within the City limits.
- E. Recreational vehicles such as motor homes and travel trailers are exempted from the provisions of this section; however, they remain subject to Section 19.580.070 A 4(Off-street parking location and type requirements).

(Ord. 7331 §94, 2016; Ord. 6966 §1, 2007)

19.580.110 - Off-street loading requirements.

At the time of erection, establishment or enlargement of any land use involving the receipt and distribution by vehicles of materials and merchandise, there shall be provided and maintained for such new use or construction at least one loading space of not less than ten feet in width, 22 feet in length and 14 feet in height, with adequate ingress and egress from a public street or alley for each 4,000 square feet of gross floor area or fraction thereof; provided that not more than two of such spaces shall be required unless the floor area exceeds 20,000 square feet, in which case the site plan shall be submitted to the Approving Authority for the establishment of the required loading spaces. Such loading space, together with necessary driveways and turning and maneuvering areas, shall be developed and maintained in conformity with the requirements for off-street parking areas, and shall meet the established standards and specifications of the Planning Division.

(Ord. 7331 §94, 2016; Ord. 6966 §1, 2007)

19.580.120 - Maintenance for off-street parking.

- A. It shall be the responsibility of the property owner to ensure that all off-street parking spaces and areas required by this chapter are maintained for the duration of the improvement or use requiring the parking area. Surfacing required for temporary lots shall be as determined by designated Approving or Appeal Authority.
- B. All parking facilities, including curbs, directional markings, handicapped symbols, landscaping, pavement, signs, striping, and wheel stops, shall be permanently maintained by the property owner/tenant in good repair, free of litter and debris, potholes, obstructions, and stored material.
- C. Drive aisles, approach lanes, and maneuvering areas shall be marked and maintained with directional arrows and striping to expedite traffic movement. Any area not intended for parking shall be signed as such, or in areas where curb exists, the curb may be painted red in lieu of signs. All signing and striping installations shall be in conformance with the ~~is~~ current

standards or as otherwise deemed necessary by the ~~Zoning Administrator~~Community & Economic Development Director or his/her designee to ensure safe and efficient traffic flow in or about any parking facility.

(Ord. 7331 §94, 2016; Ord. 6966 §1, 2007)

19.580.130 - Enforcement.

- A. All vehicles, including recreational vehicles, parked outside of a completely enclosed garage shall be currently and legally registered except as provided for by State law and shall be in an operable and movable condition within one hour. Motorized vehicles, including recreational vehicles, shall be movable under their own power. Boats and other non-motorized vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of vehicle being towed.
- B. Those persons authorized to issue citations pursuant to the Riverside Municipal Code and any police officer, any parking control checker and the Director of Public Works, or designee, is authorized and empowered to enforce this parking regulation and to issue parking control notices related thereto as provided by the State of California Vehicle Code Section 40202.

(Ord. 7331 §94, 2016; Ord. 6966 §1, 2007)

19.580.140 - Variances.

The Community & Economic Development Director, or his/her designee, shall have the authority to administratively grant variances to the parking standards per Chapter 19.580 (Parking and Loading), consistent with the purpose of this chapter, where special circumstances relating to property configuration, terrain, landscaping or structure locations make adherence to the standards impractical. Any such decision by the Community & Economic Development Director, or his/her designee, may be appealed to the Planning Commission or City Council per Chapter 19.680 (Appeals).

(Ord. 7487 § 17, 11-5-2019; Ord. 7331 §94, 2016; Ord. 6966 §1, 2007)

.
. .
.

ARTICLE IX – LAND USE DEVELOPMENT PERMIT REQUIREMENTS/PROCEDURES

.
. .
.

Chapter 19.710 – DESIGN REVIEW

.
. .
.

19.710.020 Applicability.

- A. The design review procedures set forth in this chapter shall apply to the following:
 1. All new buildings, structures and signs, and enlargements of existing buildings, structures and signs in the RC - Residential Conservation, Commercial and Office, Mixed-Use, Industrial and Downtown Specific Plan Zones, except as exempted in B and C below.
 2. Any project reviewed and approved via the conditional use, planned residential development permit or site plan review permit processes.

- B. Any structure or site requiring a design review that is also subject to Title 20 - Cultural Resources shall require an Administrative Design Review, approved by the Community & Economic Development Department Director, in addition to the requirements of Title 20.
 - C. The following types of projects are exempt from design review; however, the Planning Division will review them for compliance with the Zoning Code and consistency with the Citywide Design Guidelines during the building permit plan check process:
 - 1. Infill development consisting of a single-family residence or new residences and structures within an approved conventional residential subdivision (unless otherwise specified in the project specific conditions of approval).
 - 2. Minor exterior modifications or renovations that do not expand the size of the building.
 - 3. Accessory buildings and structures.
 - 4. Outdoor dining areas (not including outdoor food preparation).
 - 5. Minor site improvements or landscape modifications or renovations that are not subject to the Water Efficient Landscape Ordinance and/or do not require a Water Quality Management Plan (WQMP).
 - D. To facilitate the development of stand-alone multi-family or age-restricted senior residential housing throughout the City, consistent with California Government Code Section 65580, an administrative design review application shall be reviewed by the Community & Economic Development Department Director, or his/her designee, when the proposed development complies with all of the following criteria:
 - 1. Development standards and regulations of the Riverside Municipal Code, including but not limited to, Title 7 (Noise), 16 (Building and Construction), 17 (Grading), 18 (Subdivision), 19 (Zoning) and 20 (Cultural Resources);
 - 2. Water Quality Management Plan (WQMP) requirements;
 - 3. No other discretionary review is required to approve the development proposal, with the exception of Variances;
 - 4. County's Airport Land Use Compatibility Plan (ALUCP), when applicable;
 - 5. Mitigation measures of the Final Program Environmental Impact Report (FPEIR) certified for the City's 2014-2021 5th Cycle Housing Element (SCH # 2017041039), when applicable;
 - 5-6. Mitigation measures of the FPEIR certified for the City's 2021-2029 6th Cycle Housing Element (SCH # 2021040089), when applicable; and
 - 6-7. Completion of an operational Traffic Impact Analysis subject to City of Riverside Public Works Department Guidelines, when applicable.
- (Ord. 7552 §45, 2021; Ord. 7528 §1(Exh. A), 2020; Ord. 7487 § 18, 11-5-2019; Ord. 7408 §1, 2018; Ord. 7331 §107, 2016; Ord. 6966 §1, 2007)

.

.

.

Chapter 19.770 - SITE PLAN REVIEW PERMIT

19.770.010 - Purpose.

The site plan review permit process is established to meet certain community goals that include the following:

- A. To ensure that the highest quality of land planning is incorporated into development projects;
- B. To ensure that new projects are compatible with existing neighborhoods in terms mass, scale and functionality;
- C. To ensure that development occurs with due regard to environmental factors;
- D. To provide for public improvements necessitated by the development; and
- E. To promote orderly, attractive and harmonious development, and promote the general welfare by preventing the establishment of uses or erection of structures that are not properly related to or that would adversely impact their sites, surroundings, traffic circulation or environmental setting.

(Ord. 7331 §112, 2016; Ord. 6966 §1, 2007)

19.770.020 - Procedures.

- A. *General process.* Site plan review permit (SPR) applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.

(Ord. 7331 §112, 2016; Ord. 6966 §1, 2007)

19.770.030 - Applicability and permit requirements.

The following commercial or mixed-use projects require a site plan review permit:

- A. *Commercial.* In addition to any other permits required by the Zoning Code, no new building, structure, exterior alteration or enlargement of an existing building or structure exceeding 10,000 square feet shall be commenced in the Commercial Regional Center Zone (CRC) (Chapter 19.110) until a Site Plan Review Permit has been granted pursuant to this chapter.
- B. *Mixed-Use.* In addition to any other permits required by the Zoning Code, no new building, structure or exterior alteration or enlargement of an existing building or structure exceeding 1050,000 square feet of nonresidential space or 100 residential units, whichever is greater, shall be commenced in any Mixed-Use Village or Urban Zones (Chapter 19.120) until a site plan review permit has been granted pursuant to this chapter.
- C. *Planning Commission requirement.* The Planning Commission, at its discretion, may require a site plan review permit as a condition for any project.
- D. *Exemption.*
 - 1. Any site plan review included as part of the review for conditional use permits, minor conditional use permits and planned residential development permits and design review is subject to the requirements of Chapters 19.730 (Minor Conditional Use Permit), 19.760 (Conditional Use Permits) and 19.780 (Planned Residential Development Permit) and is therefore exempt from the requirement of a separate site plan review permit unless such site plan review is deferred at the time of approval of such permits.

~~2. Stand-alone multi-family residential uses in any Mixed-Use zone are permitted by right, pursuant to Government Code Section 65583.2. Stand-alone multi-family residential~~

~~buildings do not require Site Plan Review, but are subject to Chapter 19.710 - Design Review.~~

~~3. Reserved.~~

~~4.2.~~ Stand-alone multi-family or age-restricted senior residential uses in any Mixed-Use zone are permitted by right subject to Chapter 19.710 - Design Review, and do not require a Site Plan Review.

(Ord. 7487 § 26, 11-5-2019; Ord. 7408 §1, 2018; Ord. 7331 §112, 2016; Ord. 7235 §19, 2013; Ord. 7091 §13, 2010; Ord. 6966 §1, 2007)

19.770.040 - Conditions of approval.

In order to achieve the purposes of this chapter, the Approving or Appeal Authority may require reasonable conditions of approval on a site plan review permit including, but not limited to the following.

- A. Special conditions or requirements to revise the site plan, that are more restrictive than the development standards in the underlying base zone or including, but not limited to, the following:
 - 1. Building height, bulk or mass;
 - 2. Setbacks;
 - 3. Lot coverage;
 - 4. Lighting;
 - 5. Private and common open space and/or recreational amenities;
 - 6. Screening, including garages, trash receptacles, or mechanical equipment;
 - 7. Landscaping;
 - 8. Fencing plans;
 - 9. Parking, access and on-site circulation;
 - 10. Pedestrian circulation;
 - 11. Grading;
 - 12. Street dedication and improvements;
 - 13. Public improvements either on or off the subject site that are needed to service the proposed development;
 - 14. Project phasing;
 - 15. Participation and completion by the project's ownership and/or management staff in the Crime Free Multi-Family Housing Program, or its successor equivalent;
 - 16. Any other revisions to the site plan or operational conditions deemed necessary to further the purposes of this title.
- B. Reduced development standards for affordable housing projects in accordance with the provisions of Chapter 19.545 (Density Bonus).

(Ord. 7331 §112, 2016; Ord. 6966 §1, 2007)

.
.

.
.
.
ARTICLE X - DEFINITIONS
Chapter 19.910 - DEFINITIONS

19.910.030 – “B” Definitions.

.
.
.
Building Step-back means a line prescribed for the full width of a facade, above which the facade is stepped back (or set back) a minimum distance of six (6)-feet at the fifth (5th)-floor throughout the ID Overlay Zone in EE and HE Sub-Districts. Its height is determined by the desired height-to-width ratio of the typical street in front of the building. The step-back permits greater overall building height than would be otherwise determined by desired density or access to view.

19.910.040 - “C” Definitions.

.
.
.
Clean Energy Use means an industry or commercial use that uses sustainable resources to ensure that all processes, products, and manufacturing activities address current environmental concerns. This could include businesses that incorporate principles of sustainability in business decisions, supply environmentally friendly products or services, and make an enduring commitment to environmental principles in their business operations. Transport of materials/goods to and from a clean energy use may be by means of vehicle that meets current emissions standards; however, the final product, service, activity, etc. rendered by a clean energy use must incorporate principles of sustainability.

.
.
.
~~*Clean Energy Business* means companies that use environmentally sustainable resources to ensure that all processes, products, and manufacturing activities adequately address current environmental concerns including, but not limited to, businesses that incorporate principles of sustainability in business decisions, supply environmentally friendly products or services, provide greener than traditional competition; and make an enduring commitment to environmental principles business operations.~~

.
.
.
Common usable open space means open areas within a multiple-family or planned residential development project that are to be used for scenic, landscaping or recreational purposes by all the residents of the project. Common usable open space does not include land occupied by streets, driveways, parking areas, service areas, ~~discrete-required~~ landscape ~~planters-areas~~ or required front and street side yards; provided, however, that land occupied by recreational structures and facilities may be counted as common usable open space.

19.910.060 – “E” Definitions.

Encroachment means a break in the plane of a vertical or horizontal regulatory limit with a structural element, so that the structural element extends into a setback or above a height limit.

19.910.070 – “F” Definitions.

Frontage Line. See “lot-line, front.”

19.910.130 - “L” Definitions.

Lot-line, front means the line separating the lot from the street. In the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line. The Community & Economic Development Director may, on a case by case basis, identify the front lot line of corner lots based on the orientation of the dwelling, provided that the existing structure(s) comply with all applicable setbacks.

Low Barrier Navigation Center means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

19.910.200 – “S” Definitions

Senior housing means a housing facility ~~or development consisting of three or more dwelling units~~ the occupancy of which is limited to persons 55 years of age or older pursuant to Section 51.3 of the California Civil Code.

.
.
.

Sub-district means one of the five (5) defined areas on the Zoning Map regulated as part of the Innovation District Overlay Zone, IE, EE, HE, ET, and CS.