



1           b. In the absence of a rear alley, the rear setback for accessory buildings, the setback shall be  
2 a minimum of ten feet.

3           4. Exceptions.

4           a. Outdoor eating areas - Where an outdoor eating area is installed, a portion of the building  
5 may be set back up to 12 feet from the frontage line, if at least 80 percent of the building facade is at  
6 the frontage line.

7           B. Façade width.

8           a. In the EE and HE Sub-Districts, the minimum façade width shall be 80 percent of the lot  
9 width.

10           b. In the IE and ET Sub-Districts, the minimum façade width shall be 60 percent of the lot  
11 width.

12           C. Building heights.

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

15           2. Residential building floor to finished ceiling height must be a minimum of ten feet in HE,  
16 EE, and ET Sub-Districts, except for ground or first floor live-work uses which do not have a  
17 minimum.

18           3. For development projects in all Sub-Districts that adjoin the ET Sub-District, the maximum  
19 building height shall be 65 feet within 20 feet of the ET Sub-district.

20           D. Façade glazing and openings.

21           1. The ground floor façade of primary buildings with commercial and/or office uses shall be a  
22 minimum of 70 percent glazed area.

23           2. Ground floor openings shall have transparent glazing and provide views into work areas,  
24 display areas, sales areas, lobbies, or similar active spaces, or into window displays that are three feet  
25 deep or more.

26           3. In the EE, HE and ET Sub-Districts, a continuous plane of any building façade shall not  
27 exceed 20 feet without an opening.

28           4. Exceptions to glazing.

1 a. In the IE Sub-District, multi-level parking facilities, where permitted, are not required to  
2 meet the ground-floor transparency requirement (refer to development standard, C1 above).

3 b. If buildings are in rear layer, and not visible from the adjacent public street, the building  
4 ground-floor transparency requirement shall not be required (refer to development standard, C1  
5 above).

6 E. Windows and entryways.

7 1. All new buildings shall have windows on all perimeter walls oriented towards streets and  
8 courtyards.

9 2. All new buildings shall have clearly identifiable entry doorways on Front façades.

10 F. Loading areas.

11 1. Truck docks, loading, storage yards, and service areas are permitted within the rear layer on  
12 rear alley and lanes.

13 2. Loading, storage yards, and service areas shall be located on the side or rear of buildings  
14 and shall not face a street.

15 G. Open space.

16 1. Common ground floor open space.

17 a. Common ground floor open space is to be used for enhanced landscaping and passive/active  
18 gathering areas. Common ground floor open space does not include land occupied by streets,  
19 driveways, parking areas, service areas, required landscape areas or required front and street side  
20 yards.

21 b. Common ground floor open space may be provided in lieu of providing individual open  
22 space for each unit within the first four floors above the ground floor.

23 c. In the IE, EE and HE Sub-Districts, common ground floor open space, including, but not  
24 limited to terraces, courtyards, plazas, and patios, is required and must be directly accessible from  
25 within the primary building.

26 d. In the IE Sub-district, common ground floor open space adjacent to the public right-of-way  
27 shall be screened with decorative wall compliant with the development standards below (Section L.3).

28 e. Minimum Dimensions

- 1           i. Common ground floor open space shall be provided at a rate of 70 square feet per  
2           1,000 square feet of building area or a minimum of 7,000 square feet, whichever is  
3           less.  
4           . ii. Each common ground floor open space area shall have a minimum dimension of 20 feet  
5           in width.

6           2. Common upper floor open space—Mixed-use buildings.

- 7           a. In the EE and HE Sub-Districts, common upper floor open space, including, but not limited  
8 to, balconies, decks, terraces, common open space, and rooftops, is required for every five floors above  
9 the first four floors and the on the rooftop.

10          ...

11          H. Outdoor retail sales and merchandise display.

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

14          ...

- 15           5. The temporary use of a parking or undeveloped area for outdoor retail sales, merchandise  
16 displays, and entertainment is permitted with a temporary use permit as defined in the Zoning Code.

17          I. Outdoor storage.

18           For nonresidential uses, storage shall be located in the rear layer of the lot and not visible from  
19 streets.

- 20           2. Storage shall be located behind the rear most wall of the building, or 50 feet, whichever is  
21 less.

22           3. In the EE, HE and ET Sub-Districts, storage shall be a maximum ten percent of the gross  
23 floor area of the use or 600 square feet, whichever is less.

24           4. In the IE Sub-District, storage shall be a maximum 10 percent of the lot area.

25          J. Parking.

- 26           1. Screening.

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

- 1           b. Screening shall be a minimum 36-inches in height.
- 2           c. Screening shall be setback a minimum of two-feet from the property line.
- 3           2. Off-street parking shall be set back a minimum of 25 feet from the property line.
- 4           a.       Parking may be setback a minimum of 10 feet from the street adjacent property lines,
- 5 if a decorative wall compliant with the development standards below (Section L.3) is provided to
- 6 screen the parking.

7   K. Pedestrian network connectivity.

8           1. An internal network of pedestrian walkways shall connect: 1) all buildings on a site; 2) on-

9 site automobile and bicycle parking areas; 3) sidewalks; and 4) any on-site common open space or

10 amenity.

11   ...

12           4. Where a walkway is parallel and immediately adjacent to an drive aisle, clearly identifiable

13 markings shall be required to separate the walkway from the auto travel lane using a raised curb,

14 bollards, or other physical barriers.

15   L.     Edge conditions.

16           1. Building pads sited along Massachusetts Avenue, between Kansas and Chicago Avenues,

17 shall be equal to the grade of the public right-of-way.

18           2. All developments shall provide parkway adjacent sidewalks along Massachusetts Avenue.

19           3.       Fences and walls facing public rights-of-way require a minimum setback of 5-feet from

20 the property line.

21           a. Fences and walls are not permitted to be located between the building and the public

22 right-of-way.

23           b. Height of fences and walls facing public rights-of-way may be a maximum of 6-feet

24 in height. Provided that the bottom 2/3s of the wall is solid, and the upper 1/3 of the wall is

25 openwork.

26           c. Fences and walls facing public rights-of-way shall be constructed of a minimum of

27 two decorative materials.

28           4.       Site Plan shall be designed to prevent the queueing of trucks on streets or elsewhere

outside of facility.

1 M. Temporary mixed-use areas.

2 1. A temporary use may be allowed on vacant lots in EE and/or HE Sub-Districts to  
3 activate the site if it meets the Sub-District's general intent.”

4 Section 5: The City hereby finds that this ordinance is not subject to review under the  
5 California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060,  
6 subdivision (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical  
7 change in the environment) and 15061, subdivision (b)(3) (there is no possibility the activity in  
8 question may have a significant effect on the environment). In addition to the foregoing general  
9 exemptions, the City Council further finds that this ordinance is categorically exempt from review  
10 under CEQA under the Class 8 Categorical Exemption (regulatory activity to assure the protection of  
11 the environment), CEQA Guidelines section 15308.

12 Section 6: The City Clerk shall certify to the adoption of this ordinance and cause  
13 publication once in a newspaper of general circulation in accordance with Section 414 of the Charter  
14 of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its  
15 adoption.

16 ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2026.

17  
18 \_\_\_\_\_  
19 PATRICIA LOCK DAWSON  
20 Mayor of the City of Riverside

21 Attest:

22 \_\_\_\_\_  
23 DONESIA GAUSE  
24 City Clerk of the City of Riverside

25 //

26 //

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the  
3 \_\_\_\_\_ day of \_\_\_\_\_, 2026, and that thereafter the said ordinance was duly and regularly  
4 adopted at a meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the  
5 following vote, to wit:

6 Ayes:

7 Noes:

8 Absent:

9 Abstain:

10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
11 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

12  
13 \_\_\_\_\_  
14 DONESIA GAUSE  
15 City Clerk of the City of Riverside  
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