

Chapter 19.580 - PARKING AND LOADING

19.580.010 - Purpose.

This chapter establishes regulations to:

- A. Regulate off-street parking and loading to minimize traffic congestion and hazards to motorists, bicyclists and pedestrians.
- B. Allow flexibility in addressing vehicle parking, loading and access issues.
- C. Provide for off-street parking in proportion to the needs generated by different land uses.
- D. Ensure access to projects by emergency response vehicles.
- E. Ensure that parking areas are designed and operate in a compatible manner with surrounding land uses.
- F. Ensure that off-street parking, loading, and access demands associated with new development will be met without adversely affecting other nearby land uses and surrounding neighborhoods.

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

19.580.020 - Applicability.

- A. These off-street parking provisions shall apply to existing and new developments. Specifically for all buildings or structures erected and all uses of land established within the City of Riverside, parking facilities shall be provided as required by this section.
- B. The off-street parking development standards shall also apply to all off-street parking facilities provided in the City but not required by this title.

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

19.580.030 - Exemptions.

- A. The following parking lot improvements shall be considered minor in nature in that the number or configuration of parking stalls is not altered, and shall be exempt from permit requirements:
 - 1. Repair of any defects in the surface of the parking area, including holes and cracks;
 - 2. Resurfacing, slurry coating, and restriping of a parking area with identical delineation of parking spaces; and
 - 3. Repair or replacement of damaged planters and curbs in the same location and replacement of damaged landscaping as originally approved by the City.

(Ord. 7408 § 1, 2018; Ord. 7331 § 94, 2016; Ord. 6966 § 1, 2007)

19.580.040 - Permit Requirements.

- A. No building permit shall be issued for any building or structure or use requiring off-street parking until plans and specifications clearly indicating the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed parking area are approved by the Planning Division and the Public Works Department. A plot plan is required to be submitted with any permit application that involves the provision of new parking spaces or the redesign of existing parking facilities. The plot plan shall contain sufficient information and be at a scale as required by the Planning Division.
- B. No building shall be occupied and no final inspection shall be given by the Planning Division until off-street parking is provided in accordance with the provisions of this chapter.

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

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. On-street-parking within public streets shall not be used to satisfy the off-street parking requirements.
- C. Parking a vehicle on any portion of a lot, other than areas permitted by Section 19.580.070 (Off Street Parking Location and type Requirements), is prohibited.
- D. Parking spaces shall not preclude direct and free access to stairways, walkways, elevators, any pedestrian route 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.
- E. Except as otherwise permitted herein, 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.
- F. Living or sleeping in any vehicle, trailer, or vessel is prohibited when parked or stored on private property.
- 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.

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.

I. Temporary outdoor flex spaces.

1. The number of required parking spaces for all existing uses on the same parcel shall be reduced by the amount necessary to accommodate an outdoor expansion of a business to mitigate COVID-19 pandemic restrictions on indoor dining.
2. The provisions of this subsection shall only apply to approved and permitted temporary outdoor flex spaces pursuant to the City's Temporary Outdoor Flex-Space Permit Program.
3. This subsection implements California Government Code § 65907.
4. Unless extended by the State legislature, the provisions of this subsection shall remain in effect until January 1, 2024, after which it shall be considered repealed and parking spaces shall be restored for vehicular access and use.

(Ord. 7592 § 8(Exh. I), 2022; Ord. 7573 § 1(Exh. A), 2021; 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.
- C. *Mixed-use development and parking credits.*
 1. In the case of shared parking facilities 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:
 - a. The development is located within a Transit Priority Area as defined by Senate Bill 743 (Public Resources Code § 21099); or
 - 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.

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 ten 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.

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.
 8. Unless specifically listed in Table 19.580.060 (Required Spaces) below or required by other provisions of this Title, no additional parking spaces shall be required for a use listed as an incidental type of use in Table 19.150.020 A. (Permitted Uses Table) or in Table 19.150.020 B. (Incidental Uses Table).
- 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 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.

Table 19.580.060

Required Spaces

Use	Number of Spaces Required
A	(5)
<i>Adult-Oriented Businesses</i>	
<i>Agriculture, Horticulture and Growing of Nursery Plants</i>	1 space/two employees
<i>Aircraft Charter Services</i>	See "Offices - Business & Professional"
<i>Aircraft Parts, Supplies, Merchandise and Equipment Shops</i>	See "Vehicle Sales, Rental & Leasing"
<i>Aircraft Sales, Rental, Service, Repair and Storage</i>	See "Vehicle Sales, Rental & Leasing" (5)
<i>Airports (Public or Private)</i>	
<i>Ambulance Company</i>	1 space/ambulance plus 1 space/250 square feet of office area
<i>Animal Keeping:</i>	
a. Kennel (Dogs and Cats)	a. 1 space/250 square feet of floor area
b. Horse Stable - Commercial	b. 1 space/employee plus 1 space/5 stalls
<i>Arcades and Internet Cyber Cafes</i>	1 space/250 square feet of floor area ⁽¹³⁾
<i>Artist Studio</i>	See "Offices - Business & Professional"

<i>Assemblies of People</i> - Entertainment and Non-Entertainment ⁽¹⁵⁾ (Includes places of worship, fraternal service organizations, indoor theater, stadiums, auditoriums, auction houses, community centers, clubs or meeting halls)	1 space/4 fixed seats or 1 space/30 square feet of floor area in the main assembly area for non-fixed seats. ⁽¹³⁾ Additional requirements applicable to incidental Dwelling Unit(s) ⁽¹⁷⁾
<i>Assisted Living (Residential Care Facilities)</i>	0.5 spaces/bed
<i>Astrology and Fortune-telling (Occultist)</i>	See "Offices - Business & Professional"
<i>Auction House (Indoor)</i>	See "Assemblies of People"
B	
<i>Bail Bonds Office</i>	See "Offices - Business & Professional"
<i>Bakery - Retail</i>	See "Retail Sales"
<i>Banks & Financial Institutions/Services, including Brokerages</i>	1 space/180 square feet ⁽¹³⁾
a. Automated teller situated as part of a bank or financial institution, located indoor or outdoor	a. No spaces required.
b. Automated teller separate from a bank or financial institution, located outdoor	b. 2 spaces for the first teller station and 1 space per each additional teller station, all located on the same lot or within 100 feet of the teller station. ⁽¹¹⁾
c. Drive through automated teller or indoor automated teller associated with a retail use.	c. No spaces required.
<i>Bars, Saloons, Cocktail, Lounges and Taverns</i>	1 space/100 square feet of floor area ⁽¹²⁾
<i>Bed and Breakfast Inn</i>	1 space/guest room ⁽¹⁶⁾
<i>Boardinghouse</i>	1 space/guest room ⁽¹²⁾
<i>Boarding of Cats and Dogs/Kennels</i>	See "Animal Keeping"
<i>Brewery/Winery/Distillery</i>	
a. Manufacturing/Wholesale only	a. See "Manufacturing"
b. Off-sale Retail & On-Site Tasting	b. See "Retail Sales"
c. Brewpub	c. See "Restaurant"
<i>Building Materials Supply - Wholesale</i>	See "Warehousing & Wholesale"
<i>Bus Terminal</i>	
<i>Business Support Services</i> (Including graphic reproduction, computer services, etc.)	1 space/250 square feet of floor area ⁽¹³⁾
C	
<i>Caretaker Living Quarters</i>	1 space/dwelling unit
<i>Catering Establishment</i>	1 space/employee plus 1 space/500 square feet of floor area ⁽¹³⁾
<i>Cemeteries, Mortuaries, Funeral Chapels and ancillary uses</i>	

a. With indoor facilities	a. See "Assemblies of People"
b. Outdoor only	b. ⁽⁵⁾
Check Cashing	See "Banks & Financial Institutions/Services"
Commercial Kitchen (no on-site dining)	See "Manufacturing"
Commercial Storage Facilities (mini-warehouse, self-storage facilities)	1 space/250 square feet of office area plus 1 space for a resident manager or caretaker ⁽¹⁰⁾
D	
Day Care Centers not including family day care homes	1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons at facility capacity. ⁽¹⁰⁾
Drug Store/Pharmacy	1 space/250 square feet of floor area ⁽¹³⁾
Dwelling:	
a. Single-family dwelling	a. 2 spaces within a private garage/dwelling unit
b. Multiple-family dwelling	b. 1.5 spaces/dwelling unit with 1 bedroom plus 2 spaces/dwelling unit with 2 or more bedrooms ⁽¹⁾
c. Live/Work, Studio Unit/Tiny Home (Foundation)	c. 1 space/dwelling unit
d. Accessory Dwelling Unit and Junior Accessory Dwelling Unit	d. No replacement parking is required when a garage, carport or covered parking is demolished. No parking is required for the ADU or JADU.
E	
Equipment Sales and Rental:	
a. Small-Sales, Rental and Repair	a. 1 space/500 square feet of office or retail area
b. Large-Sales, Rental and Repair	b. 1 space/500 square feet of office area and 2 spaces/repair bay, in addition to the service bays
F	
	⁽⁵⁾
Farmers Market - Certified	
Florist Shops	See "Retail Sales"
Flying Schools	See "Schools - Vocational & Technical"
Furniture Upholstery	1 space/500 square feet of floor area ⁽¹³⁾
G	
Group Housing:	
a. 6 or fewer residents	a. See "Dwelling"
b. more than 6 residents	b. ⁽⁵⁾
H	
Hangars	1 space/1,000 square feet of floor area
Heliport or Helistop	
Home Improvement Sales and Service	
a. With outdoor storage/display area	a. 1 space/1000 square feet storage/outdoor display area

b. Under 20,000 square feet	b. 1 space/500 square feet of floor area
c. Over 20,000 square feet	c. 1 space/500 square feet of floor area
Hotel or Motel	1 space/guest room ⁽¹⁰⁾
L	
Laboratories - Research	1 space/250 square feet of floor area
Laundry, Commercial	1 space/350 square feet of floor area
Live/Work Unit	See "Dwelling"
Low Barrier Navigation Center	See "Shelter, Emergency"
Lumber Yard and Building Materials (Wholesale) - With or Without Outdoor Storage	1 space/350 square feet of office area plus 1 space/1000 square feet storage/outdoor display area
M	
Manufactured Dwellings	
a. Single-family dwelling	a. See "Dwelling"
b. Sales	b. See "Vehicle Sales, Rental & Leasing"
Manufacturing ⁽³⁾	1 space/500 square feet of floor area ⁽¹³⁾
Medical Services:	
a. Hospital	a. 1 space/bed ⁽¹²⁾
b. Medical/Dental Office	b. 1 space/180 square feet of floor area ⁽¹³⁾
c. Laboratory, Research/Development	c. 1 space/250 square feet of floor area
d. Emergency Medical Service - urgent care	d. 1 space/180 square feet of floor area
e. Optometrist office	e. 1 space/250 sq. ft. of floor area (minimum of 5 spaces) ⁽¹³⁾
Mobile Home Park	1 space/mobile home site plus 1 off-street guest space/5 mobile home sites
Model Homes	2 spaces/model home
Multiple-family Dwelling	See "Dwelling"
O	
Offices - Business and Professional	1 space/250 square feet of gross floor area ⁽¹³⁾
Outdoor sales, display or storage	5 spaces plus 1 space/250 square feet of office area
Outdoor Storage Yard	The greater of: 1 space/4,000 square feet net lot area or 1 space/250 square feet of office space or 1 space/500 square feet of enclosed storage
P	
Parking Lot or Parking Structure	1 space/employee if manned ingress/egress
Parolee/Probationer Home:	
a. 6 or fewer residents	a. See "Dwelling"
b. more than 6 residents	b. ⁽⁵⁾
Pawn Shop/Gold Buying	See "Retail Sales"
Personal Service ⁽⁷⁾	1 space/250 square feet of floor area ⁽¹³⁾

Planned Residential Development	
Plant Nurseries ⁽⁶⁾	5 spaces plus 1 space/250 square feet of building area
Publishing & Printing	See "Manufacturing"
R	(5)
Rail Transit Station	
Recreational Facilities - Commercial:	
a. Billiard Parlor and Pool Halls	a. 1 space/250 square feet
b. Bowling Alleys	b. 5 spaces/bowling lane ⁽¹²⁾
c. Skate Facility (indoor/outdoor)	c. 1 space/100 square feet of floor area
d. Amusement Parks	d. (5)
e. Golf Courses and Driving Ranges	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. Health/Fitness Club ⁽¹⁵⁾	f. 1 space/150 square feet of floor area
g. Swimming Pool	g. (5)
h. Specialty Non-Degree (Dance, Music, Martial Arts or similar)	h. 1 space/250 square feet, or ⁽⁵⁾
i. Other indoor and outdoor facilities	i. (5)
Recycling Centers:	
a. Paper, glass plastic, aluminum and nonferrous metals	a. 1 space/employee plus 1 space/1,000 square feet of floor area
b. Solid Waste Transfer Stations and Material Recovery Facilities	b. 1 space/employee
Recycling Facilities:	
a. Indoor Collection Center	a. 5 spaces, plus 1 space per employee
b. Reverse Vending Machine	b. No additional parking is required
c. Bulk Reverse Vending Machine	c. (5)
d. Mobile Recycling Unit	d. 1 space/attendant (if applicable)
Repair Shop - Small Items	See "Retail Sales"
Restaurant (sit-down, drive-through, fast food, take-out, café, cafeteria, excluding any outdoor dining area)	1 space/100 square feet of floor area ⁽¹²⁾
Retail Sales (uses not located in a regional shopping center - i.e., In the CRC Zone) ⁽⁸⁾	1 space/250 square feet of floor area ⁽¹³⁾
S	
Schools:	
a. College, Community College, University, and Professional	a. (5)
b. Elementary or Secondary (Junior High)	b. 2 space/classroom plus 2 bus loading spaces
c. High School	c. 7 spaces/classroom plus 3 bus loading spaces

d. Vocational and Technical	d. 0.75 spaces/employee plus 0.75 spaces/student at maximum enrollment ⁽⁹⁾ ⁽¹³⁾
Senior Housing	1 space/unit ⁽²⁾
Shelters, Emergency	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.
Shopping Center - Regional (i.e., in the CRC Zone)	1 space/200 square feet of gross leasable floor area
Showroom	1 space/500 square feet of floor area
Single-family Dwelling	See "Dwelling"
Single Room Occupancy (SRO)	1 space/dwelling unit
Smog Shop	See "Vehicle Repair Facilities"
Sober Living Homes	See "Dwelling"
Student Housing (including dormitories, fraternities, sororities, etc.)	1.1 spaces/bed ⁽¹⁰⁾
Supportive Housing	See "Dwelling"
T	
Tattoo & Body Piercing Parlors	See "Personal Service"
Taxi Company with Vehicle Storage	1 space/taxi plus 1 space/250 square feet of office area
Tiny Home Community	
a. Foundation	a. See "Dwelling"
b. Chassis	b. See "Mobile Home Park"
Transitional Housing	See "Dwelling"
Tutoring Center	1 space per each faculty/staff; 1 space/2 students, for students 16 years old or older; and, 1 space/10 students, for students under 16 years old
V	
Vehicle Fuel Station:	
a. With Accessory Retail/Convenience Market	a. 1 space/250 square feet of retail area including cooler areas ⁽¹⁴⁾
b. With Vehicle Maintenance/Repair	b. 2 spaces/service bay ⁽¹⁴⁾
c. With Indoor Storage Area	c. 1 space/1,000 square feet of storage area ⁽¹⁴⁾
d. With Restaurants (including all cooking, serving and seating areas)	d. 1 space/100 square feet of floor area ⁽¹⁴⁾
e. With Car Wash	e. 1 space/washing bay, not including vacuum stalls ⁽¹⁴⁾
Vehicle Impound & Tow	
Vehicle Parts and Accessories	

a. Sales Only	a. See "Retail Sales"
b. Sales and Installation (Indoor Only)	b. See "Vehicle Repair Facilities"
Vehicle Repair Facilities - Major or Minor	6 spaces on same lot plus 2 additional spaces/service bay, in addition to the service bays ⁽¹¹⁾
Vehicle Sales, Rental, Leasing - New or Used	
a. Without Outdoor Display	a. See "Retail Sales"
b. With Outdoor Display	b. 5 spaces plus 1 space/250 square feet of office area
Vehicle Wash Facilities:	
a. Full Service and Express	a. 1 space/2 employees of largest shift, not including vacuum stalls (adequate stacking and drying areas as determined by Conditional Use Permit)
b. Self Service - (No separate office or retail use)	b. 1 space/2 washing bays or stalls in addition to the bays, not including vacuum stalls
Vehicle Wholesale Business	
a. Indoor (less than 5,000 sq. ft.)	a. See "Offices"
b. Outdoor & Indoor (over 5,000 sq. ft.)	b. ⁽⁵⁾
Veterinary Services (clinic and hospital, may include accessory grooming and boarding)	1 space/180 square feet of floor area
W	
Warehousing and Distribution Facilities	
a. 10,000 sq. ft. or less	1 space/1,000 square feet of floor area plus 1 space/250 square feet of office area ⁽¹³⁾
b. Greater than 10,000 sq. ft. and less than 100,000 sq. ft.	
c. 100,000 sq. ft. or more	
Wireless Telecommunication Facilities	

Table 19.580.060

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, studies, or other similar rooms that may be used as bedrooms shall be considered bedrooms.
2. For senior housing projects, 50 percent of the required spaces shall be covered either in a garage or carport.
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.

4. Required parking spaces may be in tandem, and the driveway may be used for the required drop-off and pick-up space.
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.
6. Excluding lath and green houses.
7. Includes barber shops, beauty salons/spas, massage, tanning, tailors, dry cleaning, self-service laundry, travel agencies, electrolysis, acupuncture/acupressure, and tattoo parlors.
8. For the purposes of parking requirements, this category includes antique shops, gun shops, pawn shops, pet stores, and second-hand stores.
9. Additional parking for assembly rooms or stadiums is not required.
10. Parking may be provided on the same or adjoining lot.
11. Parking may be provided on the same lot or within 100 feet of the subject site.
12. Parking may be provided on the same lot or within 150 feet of the subject site.
13. Parking may be provided on the same lot or within 300 feet of the subject site.
14. The pump islands are not counted as parking stalls.
15. A reduction in the number of required parking spaces may be permitted subject to a parking study and a shared parking arrangement.
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.
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.
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.

(Ord. 7592 § 8(Exh. I), 2022; Ord. 7573 § 1(Exh. A), 2021; Ord. 7528 § 1(Exh. A), 2020; Ord. 7520 § 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)

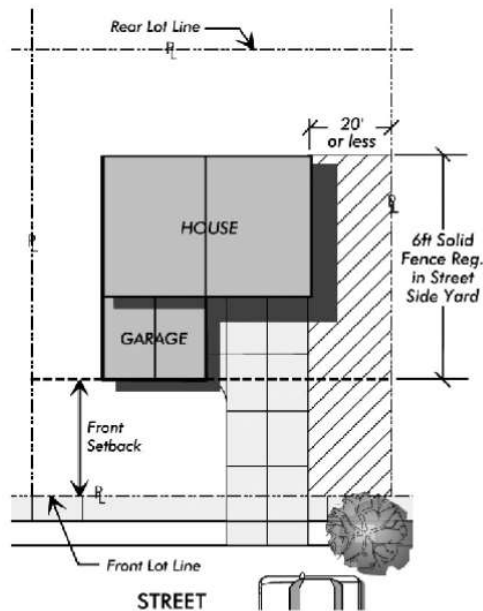
19.580.070 - Off-street parking location and type requirements.

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.*
 - a. Parking and maneuvering in front yard areas of single-family residential zones for all vehicles, except recreational vehicles exceeding 10,000 pounds gross vehicular weight, 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.
 - b. In addition, front and side yard areas may also be paved for the parking and maneuvering of vehicles as set forth in Section 19.580.070.A.3 below.
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 20 feet in width beyond the driveway serving the garage. (See Figure 19.580.070 A.3.a - House with Attached Garage)

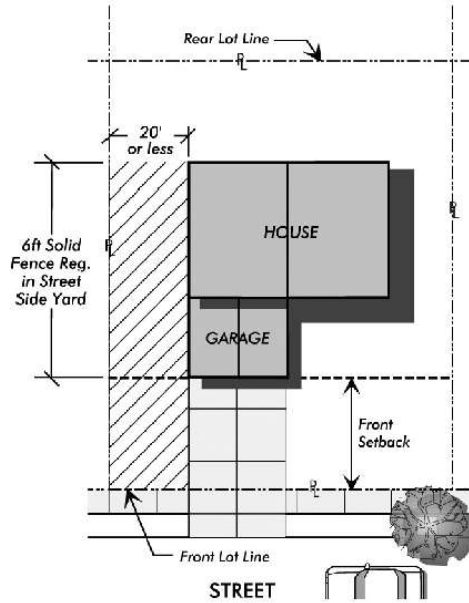
19.580.070 A.3.a.

House with Attached Garage



19.580.070 A.3.a.

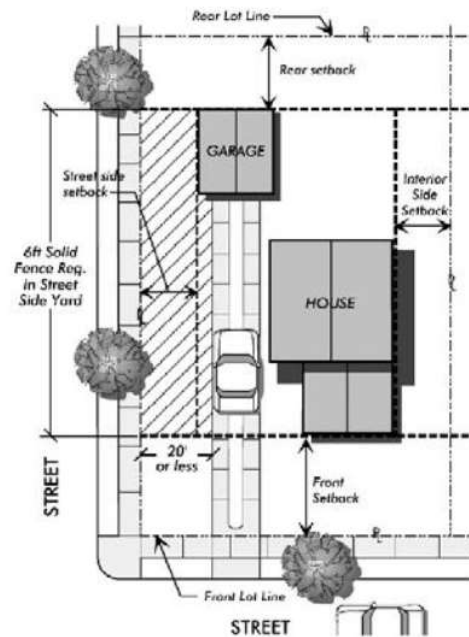
House with Attached Garage



- 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

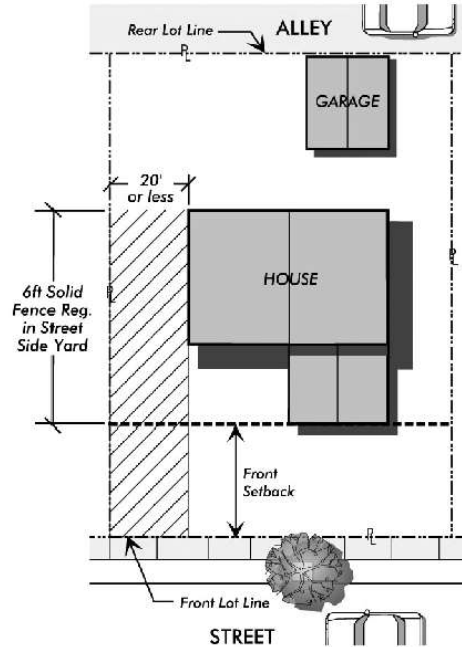


- c. House with detached garage served from an alley: A space, not exceeding 20 feet in width, adjacent to a side property line. Such paved space may extend no further than the space between the street and the rear of the house. Installation of such a driveway is subject to

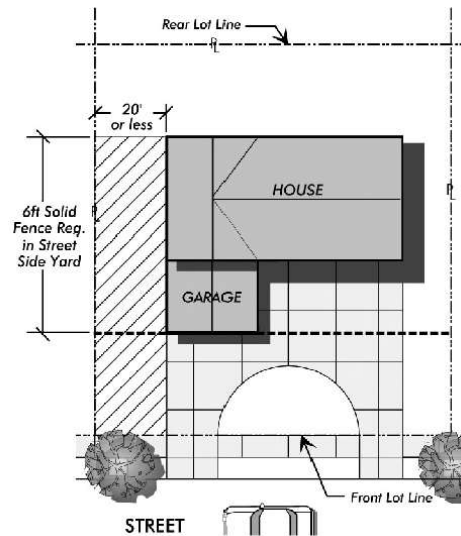
approval of a driveway curb cut by the Public Works Department. (See Figure 19.580.070 A.3.c - House with Detached Garage Served by Alley)

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) Are allowed in the RA-5 and RC Zones.
 - (2) In other Single-Family Residential Zones, 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.
 - (3) A circular driveway is not considered a second driveway.
4. *Recreational vehicle parking in residential zones.*
- a. *Recreational vehicles 10,000 pounds gross vehicular weight or less.* Permitted parking and maneuvering areas shall be the same as those specified in 19.580.070.A.3.
 - b. *Recreational vehicles over 10,000 pounds gross vehicular weight.*
 - (1) 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.
- 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.
5. *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.
- 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.

- c. Distribution of covered parking: Garages and carports 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) shall not be used for household storage.
- 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. 7592 § 8(Exh. I), 2022; Ord. 7573 § 1(Exh. A), 2021; 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.
- 3. Parking spaces that are parallel and adjacent to a building, fence/wall, or other door swing or pedestrian access obstruction shall be nine and one-half feet wide.
- 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.
- 5. Except in the case of individual tree well planters, the minimum paved depth of a parking space shall not be reduced by an overhang into a planter.
- 6. Tandem parking shall not be permitted to satisfy the minimum parking requirement, except as provided in Section 19.580.070 B.1.e (Multiple Family Dwellings).
- 7. Angled Parking Spaces. Any parking layout incorporating angled parking spaces shall illustrate that minimum space dimensions are met by overlaying a rectangle (having the minimum required dimensions - Standard or Compact) onto each angled space so that no overhang

occurs on the adjoining spaces, planters or drive aisles.

Table 19.580.080 A. Off-Street Vehicle Parking Space Dimensions		
Type of Parking Space	Size of Parking 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.

- 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 with no on-drive parking and located adjacent to one- or two-story buildings
Multi-Family Residential (two-way)	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 ten or fewer parking spaces may be reduced to 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, 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 shall be consistent with the architectural design of the primary buildings by using similar materials and roof pitches.

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 (Outdoor 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. 7592 § 8(Exh. I), 2022; Ord. 7573 § 1(Exh. A), 2021; 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 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 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-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 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-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-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-foot high masonry wall.

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

(Ord. 7573 § 1(Exh. A), 2021; 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, or 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, 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. 7573 § 1(Exh. A), 2021; 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. 7573 § 1(Exh. A), 2021; 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 current standards or as otherwise deemed necessary by the Community & Economic Development Director or his/her designee to ensure safe and efficient traffic flow in or about any parking facility.

(Ord. 7573 § 1(Exh. A), 2021; 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. 7573 § 1(Exh. A), 2021; 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. 7573 § 1(Exh. A), 2021; Ord. 7487 § 17, 11-5-2019; Ord. 7331 §94, 2016; Ord. 6966 §1, 2007)