

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING
SECTION 18.150.050 AND NUMEROUS SECTIONS OF TITLE 19 OF THE
RIVERSIDE MUNICIPAL CODE REGARDING ZONING.

The City Council of the City of Riverside, California, does ordain as follows:

Section 1: Section 18.150.050 of the Riverside Municipal Code is amended as follows:

“Section 18.150.050 Submittal requirements.

A. *General requirements.*

...

B. *Additional requirements for tentative tract, parcel, vesting, reversion to acreage,
condominium and environmental subdivision maps.*

1. *Tentative tract, parcel, vesting, reversion to acreage, condominium and
environmental subdivision maps.*

a. The tentative map shall be clearly and legibly drawn by or under the direction of a
registered civil engineer or licensed land surveyor. The scale of the map shall be at least one inch
equal to 100 feet. If necessary to provide the proper scale, more than one sheet may be used, but the
relation of the several sheets shall be clearly shown on each. The minimum size of each sheet should
be 18 inches by 26 inches. A marginal line shall be drawn completely around each sheet, leaving an
entirely blank margin of one inch.

...”

Section 2: Section 19.080.070 of the Riverside Municipal Code is amended as follows:

“Section 19.080.070 Modification or expansion of nonconforming structures.

A nonconforming structure or use shall not be altered or expanded to increase the degree of
nonconformity, except as follows:

A. A minor conditional use permit shall be required for expansions to a nonconforming use
according to the applicability of the provisions found in paragraphs B and C.

...”

Section 3: Section 19.120.030 of the Riverside Municipal Code is deleted in its entirety.

//

1 Section 4: Section 19.120.040 of the Riverside Municipal Code is amended as follows:

2 **“Section 19.120.030 Phasing.”**

3 Section 5: Section 19.120.050 of the Riverside Municipal Code is amended as follows:

4 **“Section 19.120.040 Development Standards.”**

5 Section 6: Section 19.120.070 of the Riverside Municipal Code is amended as follows:

6 **“Section 19.120.050 Design standards and guidelines.”**

7 Section 7: Figure 19.120.070 C. of the Riverside Municipal Code is entitled “Building step
8 back” is amended as follows:

9 **“Figure 19.120.050 C. Building step back”**

10 Section 8: Figure 19.120.070 E. of the Riverside Municipal Code entitled “Privacy for
11 Residential Units” is amended as follows:

12 **“Figure 19.120.050 E. Privacy for Residential Units”**

13 Section 9: Section 19.120.080 of the Riverside Municipal Code is amended as follows:

14 **“Section 19.120.060 Performance standards.”**

15 Section 10: Section 19.120.090 of the Riverside Municipal Code is amended as follows:

16 **“Section 19.120.070 Other regulations applicable to Mixed-Use Zones.”**

17 Section 11: Table 19.130.030.B of the Riverside Municipal Code entitled “All Industrial
18 Zones Development Standards” is amended as follows:

19 **“Table 19.130.030.B All Industrial Zones Development Standards.”**

20 ...

21 **Notes:**

22 1. The side or rear yard setback shall be the same as the required front yard setback
23 wherever a side or rear yard abuts any lot zoned for residential use.

24 ...

25 4. No building, structure or tree may penetrate the flight zone of an airport per the
26 "imaginary surfaces" established by Federal Aviation Regulations FAR Part 77.25.

27 ...”

28 //

1 Section 12: Table 19.150.020.A of the Riverside Municipal Code entitled “Permitted Uses
2 Table” is amended as shown in Exhibit “A” attached hereto and incorporated herein by reference.

3 Section 13: Table 19.150.020.B of the Riverside Municipal Code entitled “Incidental Uses
4 Table” is amended as shown in Exhibit “B” attached hereto and incorporated herein by reference.

5 Section 14: Section 19.180.040 of the Riverside Municipal Code is deleted in its entirety.

6 Section 15: Section 19.200.040 of the Riverside Municipal Code is deleted in its entirety.

7 Section 16: Section 19.265.030 of the Riverside Municipal Code is amended as follows:

8 **“Section 19.265.030 Site location, operation and development standards.**

9 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
10 apply to bail bonds establishments unless otherwise specified here.

11 A. *Site location standards.*

12 1. The business shall not be located within 600 feet of a public or private school
13 (kindergarten through twelfth grade), assemblies of people—non-entertainment or public park, as
14 measured from any point upon the outside walls of the building or building lease space containing
15 the business to the nearest property line of the school, assemblies of people—non-entertainment or
16 park site.

17 ...

18 3. The business shall be located a minimum distance of 1,000 feet from any existing
19 parolee/probationer home, or emergency shelter, or businesses licensed by the State of California for
20 off- or on-sale of alcoholic beverages as measured from any point upon the outside walls of the
21 building or building lease space of the business applying for the discretionary permit to the nearest
22 property line of the site containing the existing parolee/probationer home, emergency shelter or off-
23 or on-sale alcoholic beverage business.

24 ...”

25 Section 17: Section 19.280.030 of the Riverside Municipal Code is amended as follows:

26 **“Section 19.280.030 Site location, operation and development standards.**

27 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
28 apply to check cashing establishments unless otherwise specified here.

1 A. *Site location standards.*

2 1. The business shall not be located within 600 feet of a public or private school
3 (kindergarten through twelfth grade), assemblies of people—non-entertainment or public park, as
4 measured from any point upon the outside walls of the building or building lease space containing
5 the business to the nearest property line of the school, assemblies of people—non-entertainment or
6 park site.

7 ...

8 3. The business shall be located a minimum distance of 1,000 feet from any existing
9 parolee/probationer home, emergency shelter, or businesses licensed by the State of California for
10 off- or on-sale of alcoholic beverages as measured from any point upon the outside walls of the
11 building or building lease space of the business applying for the discretionary permit to the nearest
12 property line of the site containing the existing off-sale or on-sale alcoholic beverage business.

13 ..."

14 Section 18: The title of Chapter 19.315 of the Riverside Municipal Code entitled "Group
15 Housing – Six or More Occupants" is amended as follows:

16 **"Chapter 19.315 – Group Housing – Seven or More Occupants."**

17 Section 19: Section 19.330.030 of the Riverside Municipal Code is amended as follows:

18 **"Section 19.330.040 Modifications."**

19 Section 20: Section 19.350.040 of the Riverside Municipal Code is amended as follows:

20 **"Section 19.350.040 Site location, operation and development standards."**

21 The standards set forth in Article V, Base Zones and Related Use and Development Provisions shall
22 apply unless otherwise specified here.

23 A. *Site location standards.*

24 1. The use shall be compatible with neighboring uses.

25 ...

26 6. A parolee/probationer home shall not be located within 1,000 feet of any other group
27 housing, assisted living facility, a public or private school (kindergarten through twelfth grade),
28 university, college, student housing, senior housing, family day care home, day care center, public

1 park, library, business licensed for on- or off- sales of alcoholic beverages, or emergency shelter as
2 defined in Article X (Definitions) and as measured from any point on the outside walls of the
3 parolee/probationer home to the nearest property line of the noted use.

4 ...”

5 Section 21: Section 19.442.030 of the Riverside Municipal Code is amended as follows:

6 **“Section 19.442.030 Requirements.**

7 An application for an ADU, MADU or JADU shall demonstrate compliance with all the standards
8 and limitations set forth in this section, to the satisfaction of the Community & Economic
9 Development Director or his/her designee.

10 A. *General.*

11 ...

12 B. *Location.*

13 1. An ADU, MADU or JADU shall be located on the same lot as the proposed or
14 existing primary dwelling.

15 ...

16 5. A JADU shall be constructed and located within the walls of the proposed or
17 existing primary dwelling and include:

18 ...

19 b. Separate sanitation facilities or shared sanitation facilities with the existing or
20 proposed structure.

21 ...

22 D. *Unit Size.*

23 1. Attached ADUs.

24 a. The total floor area of an attached ADU, including conversion of existing floor
25 area, shall not exceed 50 percent of the existing or proposed primary dwelling floor area or 1,200
26 square feet, whichever is less.

27 b. The total floor area requirements shall not prevent the establishment of an ADU
28 that is at least:

...

2. The total floor area of any detached ADU shall not exceed 1,200 square feet.

3. The total floor area of any MADUs shall be between 150 square feet and 430 square feet as measured within the exterior faces of the exterior walls.

...

E. Number of Units.

1. Single-family.

a. The number of dwellings permitted on a lot developed with an existing or proposed single-family residence shall be limited to the primary dwelling, one attached ADU, one detached ADU or MADU, and one JADU.

...

2. Multi-family.

a. Conversion of Existing Structures.

i. At least one ADU, but no more than 25 percent of the existing number of multi-family dwellings, shall be permitted within existing structures on lots with multi-family dwelling structures.

ii. Conversions may include storage rooms, boiler rooms, passageways, attics, basements or garages provided the ADU complies with building standards for dwellings.

b. Construction of New Structures.

i. No more than two new detached ADUs shall be permitted on a lot that has a proposed multi-family dwelling.

ii. No more than eight new detached ADUs shall be permitted on a lot that has an existing multi-family dwelling, not to exceed the number of existing units on the lot.

c. MADUs are not permitted.

...

K. Impact Fees.

1. For ADUs under 750 square feet, no City impact fees shall apply.

2. For ADUs 750 square feet and over, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling unit.

...

Section 22: Section 19.445.030 of the Riverside Municipal Code is amended as follows:

“Section 19.445.030 Site location, operation and development standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to agricultural field offices unless otherwise specified here.

A. A minimum lot size of 5 acres shall be required to establish any agricultural field office.

B. The use shall be on the same property as and in conjunction with a permitted agricultural use.

C. The use shall be established within a stick – built, mobile coach or prefabricated structure, attached to or detached from any other building on the property.

D. The building shall comply with the setback standards established for accessory structures in Chapter 19.440 (Accessory Buildings and Structures) of the Zoning Code.”

Section 23: Section 19.450.030 of the Riverside Municipal Code is amended as follows:

“Section 19.450.030 Site location, operation and development standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all establishments selling alcohol, unless otherwise specified here.

A. Off-sale of all alcoholic beverages.

1. The business shall not be located within 600 feet of a public or private school (pre-school through twelfth grade), assemblies of people—non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, assemblies of people—non-entertainment or park site.

...

3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, emergency shelter, supportive housing, transitional housing and transitional housing development or businesses licensed by the State of California for off-sale general alcoholic beverage sales with less than 15,000 square feet of gross floor area or which sells alcoholic beverages as its principal business as measured from any point upon the outside walls of

1 the building or building lease space of the business applying for the discretionary permit to the
2 nearest property line of the site containing the existing off-sale alcoholic beverage business.

3 ...

4 *B. Florist shop with incidental off-sale of wine.*

5 1. The sale of wine shall be clearly incidental to a florist shop business, and shall not exceed
6 five percent of the annual gross sales revenue of the florist business.

7 ...

8 4. The business shall be located a minimum distance of 1,000 feet from any existing
9 parolee/probationer home, emergency shelter, supportive housing or transitional housing and
10 transitional housing development as measured from any point upon the outside walls of the building
11 or building lease space of the business applying for the discretionary permit to the nearest property
12 line of the site containing the existing off-sale alcoholic beverage business.

13 ...”

14 Section 24: Section 19.450.050 of the Riverside Municipal Code is deleted in its entirety.

15 Section 25: Section 19.455.030 of the Riverside Municipal Code is amended as follows:

16 **“Section 19.455.030 Site location, operation and development standards.**

17 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
18 apply to all domestic and non-domestic animal keeping unless otherwise specified here.

19 ...

20 *B. Non-domestic animal keeping in the RE and R-I Zones.*

- 21 1. The non-commercial keeping of poultry is permitted subject to the following:
- 22 a. Not more than 5 poultry shall be permitted at any time.
 - 23 b. A coop, shelter or other permanent structure shall be provided a minimum of 10
24 feet from any neighboring residence in addition to the minimum standards provided in Chapter
25 19.440 (Accessory Buildings and Structures).
 - 26 c. The keeping of crowing fowl as defined in Section 19.910.040 (“C” Definitions) is
27 not permitted.

28 *C. Non-domestic animal keeping in the RR Zone.*

1 1. The non-commercial keeping of poultry, rabbits, crowing fowl and crowing rooster are
2 subject to the following:

3 a. All animals shall be enclosed with a coup, shelter or other permanent structure and
4 meet the standards provided by Chapter 19.440 (Accessory Buildings and Structures).

5 b. No more than 5 poultry and 4 rabbits shall be permitted when 50 feet from any
6 neighboring residence.

7 c. No more than 50 poultry and 45 rabbits shall be permitted when 100 feet from any
8 neighboring residence.

9 d. Additional poultry and rabbits for noncommercial or commercial purposes may be
10 permitted subject to the granting of a Minor Conditional Use Permit.

11 e. The keeping of crowing fowl that exists on a property at the time the site is
12 annexed to the City shall be abated within the amortization period of two years. If keeping of
13 crowing fowl is not abated within such two-year period, it will be a violation of this section.

14 f. For lots greater than 20,000 square feet, the keeping of no more than 7 crowing
15 roosters is permitted. The roosters shall be housed from sunset to sunrise in an acoustical structure
16 at least 100 feet from any neighboring residence.

17 2. *Equine, bovine and ovine species.*

18 a. A minimum lot size of 20,000 square feet of net area is required.

19 b. Not more than a total of 2 individuals of equine, bovine, or ovine species,
20 regardless of combination, are permitted. However, 1 additional animal may be kept for each
21 additional 10,000 square feet of net lot area in excess of 20,000 square feet.

22 c. All animals permitted pursuant to this subsection shall be housed, penned or
23 pastured at least 60 feet from any neighboring residence, including the residence on the lot where the
24 animals are kept. and shall abide by the minimum standards provided in Chapter 19.440 (Accessory
25 Buildings and Structures).

26 3. Porcine species, exclusive of pot-bellied pigs.

27 a. Swine or pigs, exclusive of pot-bellied pigs, shall be permitted only upon the
28 condition that such animals are kept and maintained as a duty-authorized Future Farmers of

1 America, 4-H or similar project.

2 b. A minimum lot size of 20,000 square feet of net area is required for any porcine
3 species.

4 c. Not more than 2 individuals of porcine species shall be permitted. However, one
5 additional animal may be kept for each additional 10,000 square feet of net lot area in excess of
6 20,000 square feet.

7 d. All animals permitted pursuant to this subsection shall be housed, penned or
8 pastured at least 60 feet from any neighboring residence, and shall abide by the minimum standards
9 provided in Chapter 19.440 (Accessory Buildings and Structures).

10 4. *Bees*. The keeping of bees is permitted, provided that all other conditions of this Zoning
11 Code and Title 8.20 are met.

12 5. *Aviaries*. The keeping of birds/aviaries is permitted, provided that all other conditions of
13 this Zoning Code and the Municipal Code are met.

14 6. *Offspring of animals*. Offspring of permitted animals shall not be counted in determining
15 the permitted number of animals if such offspring do not exceed the following age limitations:

16 a. Bovine, 24 months

17 b. Equine, 18 months

18 c. Ovine, 12 months

19 d. Porcine, 60 days

20 e. Birds, 4 months

21 *D. Non-domestic animal keeping in the RA-5 Zone.*

22 1. *Poultry, rabbits, crowing fowl and crowing roosters.*

23 ...

24 2. *Equine, bovine, and ovine species.*

25 a. A minimum lot size of one acre of net area is required for the grazing, raising or
26 training of any equine, riding stables or academies of the raising of bovine or ovine species for
27 noncommercial purposes.

28 b. Not more than a total of two of any combination of equine, bovine, or ovine

species shall be kept on any lot with an area of one acre. However, one additional animal may be kept for each half acre of net lot area in excess of one acre.

...

3. Dairies, feeding lots and similar uses may be permitted subject to the granting of a Conditional Use Permit.

4. Bees. The keeping of bees is permitted, provided that all other conditions of this Zoning Code and Title 8.20 are met.

5. Growing and wholesale disposal of earthworms.

a. All worm farms shall be kept at least 50 feet away from all adjacent dwellings.

b. The maximum height of any worm bed shall be two feet and all other structures shall conform to the requirements for accessory structures.

c. Worm farms in excess of 64 square feet shall only be permitted subject to the granting of a discretionary permit.

6. Aviaries. The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.

E. Non-domestic animal keeping in the RC Zone.

1. Poultry, rabbits, crowing fowl and crowing roosters.

a. The noncommercial keeping of not more than five poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.

b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot is permitted. The keeping of not more than seven crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least 100 feet from any residential structure on an adjoining lot.

c. Additional poultry and rabbits for noncommercial or commercial purposes may be

1 permitted subject to the granting of a discretionary permit.

2 2. Equine species.

3 a. A minimum lot size of one acre of net area is required for the grazing, raising or
4 training of any equine.

5 b. Not more than a total of two of any equine species shall be kept on any lot with an
6 area of one acre. However, one additional animal may be kept for each half acre of net lot area in
7 excess of one acre.

8 c. All animals permitted pursuant to this subsection shall be housed, penned or
9 pastured at least 100 feet from any residence, including the residence of the lot where the animals are
10 kept.

11 3. Bees. The keeping of bees is permitted, provided that all other conditions of this Zoning
12 Code and Chapter 8.20 are met.

13 4. Aviaries. The keeping of birds/aviaries is permitted, provided that all other conditions of
14 this Zoning Code and the Municipal Code are met.”

15 Section 26: Section 19.485.030 of the Riverside Municipal Code is amended as follows:

16 **“Section 19.485.030 Permitted home occupations.**

17 Only the following business activities are permitted as home occupations.

18 A. Telecommuting, as defined by Article X (Definitions).

19 ...

20 E. Some personal services, limited to activities associated with the work of dressmakers,
21 seamstresses, and tailors; hair stylists; estheticians; pet groomers; and similar uses.

22 ...”

23 Section 27: Section 19.545.040 of the Riverside Municipal Code is amended as follows:

24 **“Section 19.545.040 Residential development project – Eligibility.**

25 A. *Eligible.* The City shall grant a density bonus when a residential development project meets at
26 least one of the following criteria:

27 1. Five percent of the total units are designated for very low-income households.

28 ...

1 5. Twenty percent of the total units are designated for lower income students as defined by
2 Section 65915 of the California Government Code.

3 6. Any senior citizen residential development project as defined in Civil Code Sections 51.3
4 and 51.12, including residential care facilities for the elderly (RCFEs) that has at least 35 dwelling
5 units or a mobile home park that limits residency based on age requirements for housing older
6 persons in compliance with Civil Code Sections 798.76 or 799.5.

7 ...”

8 Section 28: Section 19.545.050 of the Riverside Municipal Code is amended as follows:
9 **“Section 19.545.050 Permitted density bonus.**

10 A residential development project that complies with the eligibility requirements of
11 Section 19.545.040 shall be granted a density bonus as follows:

12 A. *Bonus for very low-, low-, and moderate-income housing.*

13 ...

14 C. *Bonus for other housing categories.* A residential development project that complies with the
15 eligibility requirements of Section 19.545.040 shall be entitled to density bonus as follows:

16 ...

17 2. Units for lower-income students: density bonus varies based on percentage of low-income
18 units in the development, up to 50%.

19 ...

20 b. Units for lower-income students shall meet all of the following requirements:

21 i. All units will be used exclusively for undergraduate, graduate, or
22 professional students enrolled currently or in the past 6 months in at least 6 units at an
23 institution of higher learning accredited by the Western Association of Schools and
24 Colleges or the Accrediting Commission for Community and Junior Colleges.

25 ...

26 v. Rental beds reserved for lower-income students shall not be tied to any
27 specific bedrooms.

28 ...”

Section 29: Section 19.545.060 of the Riverside Municipal Code is amended as follows:

“Section 19.545.060 Concessions and incentives.

A. *General.* The applicant for a density bonus project may request specific concessions or incentives and the City shall grant the request unless the City makes a written finding, based on substantial evidence, of one or more of following:

...

B. *Number of concessions or incentives.* The applicant shall receive the following number of concessions or incentives:

Percentage of Affordable Units (Minimum)	Number of Concessions
5% Very Low 10% Low 10% Moderate (for-sale units only) 20% Lower Income Student	1
10% Very Low 17% Low 20% Moderate (for-sale units only) 23% Lower Income Student	2
15% Very Low 24% Low 30% Moderate (for-sale units only)	3
100% Very Low or Low (maximum 20% Moderate) *	4
* If the project is within one-half mile of a major transit stop, the applicant shall also be eligible to receive a height increase of up to three (3) additional stories, or thirty-three (33) feet.	

...

D. *Parking incentives.*

1. A request for reduced parking pursuant to this section shall not count as concession or incentive.

...

6. *No required parking.* If a development is 100 percent affordable, then upon the request of the applicant, the City shall not impose a vehicular parking ratio if the development meets any of the following criteria:

1 a. The development is within one-half mile of a major transit stop and the residents of
2 the development have unobstructed access to the major transit stop from the development; or

3 ...

4 c. The development is either special needs housing or supportive housing and the
5 development has either paratransit service or unobstructed access within one-half mile to fixed bus
6 route service that operates at least eight times per day.

7 d. For a student housing development with at least 20 percent of beds affordable to low-
8 income students, no parking shall be required.

9 ..."

10 Section 30: Section 19.550.020 of the Riverside Municipal Code is amended as follows:

11 **"Section 19.550.020 Prohibited Materials.**

12 Fences or walls containing razor wire (visible to a public right-of-way, alley or parking lot), or
13 barbed wire shall be prohibited.

14 Section 31: Section 19.550.025 of the Riverside Municipal Code is amended as follows:

15 **"Section 19.550.025 Monitored electrified security fence system.**

16 The construction and use of a monitored electrified security fence Systems shall be allowed as
17 provided in this section, subject to the following requirements:

18 A. Unless otherwise specified herein, monitored electrified security fence systems shall be
19 constructed and operated in conformance with the specifications set forth in International
20 Electrotechnical Commission (IEC) Standard No. 60335-2-76 current edition.

21 ...

22 H Required permitting.

23 1. All monitored electrified security fence systems shall require an alarm user's permit
24 pursuant to Chapter 5.58.

25 2. All monitored electrified security fence systems that abut a residential property or are
26 located within 300 feet of an existing public park, childcare facility, recreation center, community
27 center, or school facility shall require a building permit and minor conditional use permit.

28 I. Compliance with Development Standards. The associated outdoor storage area shall comply with

1 all applicable site location, development and operational standards required by this Title, including,
2 but not limited to, screening, fences and walls, landscaping, lighting, paving, and any discretionary
3 permit requirement.

4 J. It shall be unlawful for any person to install, maintain or operate a monitored electrified security
5 fence system in violation of this section.”

6 Section 32: Section 19.550.030 of the Riverside Municipal Code is amended as shown in
7 Exhibit “C” attached hereto and incorporated herein by reference.

8 Section 33: Section 19.550.040 of the Riverside Municipal Code is amended as follows:

9 **“Section 19.550.040 Fences, walls and hedges not in compliance.**

10 Any fence, wall or hedge that does not comply with this chapter is not permitted.

11 Section 34: Section 19.555.020 of the Riverside Municipal Code is amended as follows:

12 **“Section 19.555.020 Design and development standards.**

13 A. *General.* All outdoor equipment, whether on a roof, side of a structure, or on the ground, shall be
14 appropriately screened from public view. The method of screening shall be architecturally integrated
15 with the adjacent structure in terms of materials, color, shape and size. Where individual equipment
16 is provided, a continuous screen is desirable.

17 ...

18 C. *Ground-mounted utility equipment.*

19 1. Ground-mounted utility equipment such as, but not limited to, cable television boxes, electric
20 power transformers and distribution facilities, water pumps, and telecommunications facilities (not
21 including pole-mounted equipment) shall be located at the rear of the primary structure and away
22 from public view if feasible.

23 2. If not feasible, equipment shall be screened from view on all sides with solid masonry
24 walls or similar permanent structures and/or mature landscaping, color blending to match
25 surroundings, or artwork.

26 a. Any such masonry walls or structures shall be of a neutral color.

27 b. Screening with chain-link, or similar fencing materials shall not be permitted.

28 3. Electric and other metering equipment and panels shall be painted to match adjacent
building and

1
2 wall surfaces.

3 4. Where design review is required for the primary structure or use pursuant to Chapter
4 19.710 (Design Review) of this title, such review shall include review of required mechanical
5 equipment screening for conformance with the provisions of this paragraph.”

6 Section 35: Section 19.556.080 of the Riverside Municipal Code is amended as follows:

7 **“Section 19.556.080 Design and development standards.**

8 A. All outdoor lighting shall be designed and implemented to mitigate light trespass onto adjacent
9 properties and comply with the following:

10 1. The correlated color temperature of all outdoor lighting shall be 3,000 Kelvin or less, with
11 tolerance within the ANSI standard C78.377 of LED sources.

12 ...

13 3. Shall comply with Table 19.556.080 A - Lighting Limits for Residential Including
14 Multifamily Properties with Fewer than eight Units or Table 19.556.080 B - Lighting Limits for
15 Nonresidential and Multifamily Residential Properties with eight Units or more.

16 a. Except that, the maximum mounting height of luminaires (above finished grade)
17 shall not apply to fully recessed luminaires.

18 ...”

19 Section 36: Table 19.556.080A of the Riverside Municipal Code entitled “Limits for
20 Residential including Multifamily with Less than Eight Units” is amended as shown in Exhibit “D”
21 attached hereto and incorporated herein by reference.

22 Section 37: Table 19.556.080B of the Riverside Municipal Code entitled “Limits for
23 Nonresidential and Multifamily Properties more than eight Units” is amended as shown in Exhibit
24 “E” attached hereto and incorporated herein by reference.

25 Section 38: Section 19.580.140 of the Riverside Municipal Code is hereby deleted.

26 Section 39: Section 19.620.070 of the Riverside Municipal Code is amended as follows:

27 **“Section 19.620.070 General provisions for all sign types.**

28 A. The following regulations apply to all signs in any zone: *Signs must comply with this Code.* In all

1 zones, only such signs as are specifically permitted in this chapter may be placed, erected,
2 maintained, displayed or used, and the placement, erection, maintenance, display or use of signs
3 shall be subject to all restrictions, limitations and regulations contained in this chapter. The
4 placement, erection, maintenance, display or use of all other signs is prohibited.

5 ...

6 *N. Variances.*

7 1. When a variance from the rules stated in this chapter is sought, such variance may be
8 permitted only upon the approval of the Approving Authority as designated in Table 19.650.020 and
9 pursuant to the procedures set forth in Chapter 19.720 (Variance).

10 2. In considering requests for such variances, the Approving Authority shall not consider the
11 message of the sign display face.

12 3. No variance that would allow a permanent structure sign to be used for the display of off-
13 site commercial messages or general advertising for hire may be approved.

14 ...”

15 Section 40: Section 19.620.100 of the Riverside Municipal Code is amended as follows:

16 **“Section 19.620.100 Procedures for sign review and approval.**

17 *A. Permits generally required.* Unless a particular type of sign is specifically exempted from the
18 permit requirement, by a provision of this chapter or other applicable law, no person shall erect,
19 change or replace any sign allowed by the provisions of this chapter without first having obtained the
20 necessary permits.

21 ...

22 *C. Community & Economic Development Director, Planning Commission or Cultural Heritage*
23 *Board Approval.* When approval of a sign permit or a Certificate of Appropriateness is required, the
24 Community & Economic Development Director or his/her designee, Planning Commission and the
25 Cultural Heritage Board shall base their decisions upon the standards and requirements of this
26 chapter and Title 20 respectively as applied to the structural and locational aspects of the signs. The
27 decision-making authority shall also review signs for consistency with the Citywide Sign Design
28 Guidelines.

...

1 2. The Community & Economic Development Director or his/her designee, Planning
2 Commission, or Cultural Heritage Board may approve a deviation from the sign area and height
3 standards of this chapter so long as the total sign area or total height for any individual type of sign
4 does not exceed the sign area and height standards by more than ten percent.

5 a. The request for modification shall be reviewed and decided in the same manner and at
6 the same time as the approval of the associated sign permit, sign program or Certificate of
7 Appropriateness.

8 ...”

9 Section 41: Section 19.625.070 of the Riverside Municipal Code is amended as follows:

10 **“Section 19.625.070 Pedestrian Mall sidewalk signs.**

11 This section applies only in the pedestrian mall as defined in Article 10 (Definitions).

12 A. One pedestrian mall sidewalk sign is allowed per ground floor lease space for food service
13 businesses and museums subject to issuance of a sign permit and approval of the Community &
14 Economic Development Director or his/her designee, including conformance with the following
15 location and design criteria:

16 ...

17 *C. Design criteria:*

18 1. A pedestrian mall sidewalk sign may not exceed 12 square-feet in overall area, nor a
19 maximum height or width of four feet. No more than 50 percent of the overall sign area may be used
20 for changeable copy.

21 ...

22 11. Any decision of the Community & Economic Development Director or his/her designee,
23 Cultural Heritage Board, or Planning Commission may be appealed to the City Council within ten
24 days of receipt of notice by permittee.”

25 Section 42: Section 19.660.040 of the Riverside Municipal Code is amended as follows:

26 **“Section 19.660.040 Submittal requirements.**

27 *A. Application for a Land Use or Development Permit.*

28 ...

1 B. *Administrative adjustment.*

2 1. Any application that may require minor, administrative adjustments from the standards set
3 forth in this Title shall include a written request to the Community & Economic Development
4 Department Director, or designee. Minor, administrative adjustments from the standards set forth in
5 this Title shall include the following:

6 a. A maximum increase of 10% in the allowed sign area and height.

7 b. A maximum decrease of 20% in the required setbacks, except in no case shall this
8 provision permit a setback of fewer than 5 feet.

9 c. A maximum decrease of 20% in the required distance between structures on the same site
10 on multifamily lots.

11 d. A maximum decrease of 10% in the required parcel dimensions (area, depth, and width).

12 e. A maximum decrease of 5% or 1 space, whichever is greater, in the required parking
13 spaces.

14 f. A maximum decrease of 10% in required landscaped dimensions (area, depth, or width).

15 g. Any other standards not addressed by these provisions may be permitted up to a 10%
16 adjustment as determined by the Community and Economic Development Department Director.

17 2. These provisions shall not apply in the Residential Conservation (RC) and Residential
18 Agricultural (RA-5) zones, or in an industrial zone where located within 200 feet of a sensitive
19 receptor as defined by Section 19.130.030.

20 3. The Community and Economic Development Department Director, or designee, may
21 approve, conditionally approve, or deny the request.

22 C. *Signature and fees required.*

23 ...

24 D. All applications requiring discretionary approval may be required to include a project-specific
25 Water Quality Management Plan (WQMP) pursuant to the requirements of the Municipal Separate
26 Storm Sewer System (MS4) Permit.

27 ...

28 E. *Indemnification.*

1 ...”

2 Section 43: Section 19.670.020 of the Riverside Municipal Code is amended as follows:

3 **“Section 19.670.020 Notice requirements for administrative discretionary permits with no**
4 **public hearing.**

5 *A. Minor Conditional Use Permit, Administrative Planned Residential Development Permit, and*
6 *Variance.*

7 1. Public notice of the consideration of a proposed minor conditional use permit in all zones shall
8 be provided by the Community & Economic Development Department Director, or his/her designee,
9 by mailing such notice to the property owners within 300 feet of the exterior boundaries of the
10 property under consideration;

11 ...”

12 Section 44: Section 19.690.050 of the Riverside Municipal Code is amended as follows:

13 **“Section 19.690.050 Time extension.**

14 A. The period within which the exercise of a discretionary permit or other approval must occur may
15 be extended by the Community & Economic Development Department Director, or his/her designee,
16 as described in B—K below. A Temporary Use Permit may not be extended. An application for
17 extension shall be filed, along with appropriate fees and necessary submittal materials pursuant to
18 Chapter 19.660 (General Application Processing Procedures).

19 ...

20 D. For all planned residential development permits, related to an implementing subdivision and/or
21 legislative action, may be granted time extensions by the Community & Economic Development
22 Department Director, or his/her designee, up to a total of five years beyond the original approval
23 expiration date prior to issuance of any building permits. Once a building permit has been issued the
24 planned residential development will be considered vested and time extensions are no longer needed.
25 At the exhaustion of Community & Economic Development
26 Department Director approved extensions, the original Approving or Appeal Authority following a
27 public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions
28 Requiring a Public Hearing), may grant one final permit extension of up to two years. A public

1 hearing notification fee is required of the applicant in such case, in addition to a time extension fee.
2 ...”

3 Section 45: Section 19.720.020 of the Riverside Municipal Code is amended as follows:

4 **“Section 19.720.020 Applicability.**

5 A. A variance application shall be filed whenever any deviation from the development standard
6 provisions of the Zoning Code is proposed, including, but not limited to, those standards related to
7 height, lot area, yards, open spaces, setbacks, lot dimensions, signs and parking, unless such
8 deviations qualify as administrative adjustments according to Chapter 19.660 (General Application
9 Processing Procedures).

10 ...”

11 Section 46: Section 19.770.050 of the Riverside Municipal Code is added as follows:

12 **“Section 19.770.050 Findings.**

13 The Planning Commission may approve a Site Plan Review for development upon making the
14 following findings:

15 A. The proposed development is consistent with the General Plan, any applicable specific
16 plans and the intent and purpose of the base zone.

17 B. The proposed development, as conditioned, will not have substantial adverse effects on
18 the surrounding property or uses, and will be compatible with the existing and planned land use
19 character of the surrounding area.

20 C. The proposed development is appropriate for the site and location. In mixed-use zones,
21 the proposed development fosters a mixture of variety of land uses within the zone and the general
22 vicinity and contributes to a synergistic relationship between uses.

23 D. Buildings within a mixed-use development project must be compatible with each other
24 and be designed as an integrated, unified project. All proposed development must meet the design
25 standards and guidelines in Section 19.120.070 (Design Standards and Guidelines).”

26 Section 47: Section 19.780.050 of the Riverside Municipal Code is amended as follows:

27 **“Section 19.780.050 Density and findings for single-family residential zones.**

28 A. *Benchmark density and findings for approval.* In all single-family residential zones, densities up

1 to the densities shown in Table 19.780.050 B (PRD Benchmark and Bonus Densities) for the
2 underlying zone in which the project is located may be approved with the granting of a Planned
3 Residential Development Permit, Minor Planned Residential Development Permit, or Administrative
4 Planned Residential Development Permit, provided that the Approving Authority determines, based
5 on demonstrated evidence, the project complies with the following criteria and findings, and the
6 intent, standards, and requirements of this chapter. Additional density up to the limit of the bonus
7 density shown in Table 19.780.050.B may be considered if the project meets all the requirements
8 stated in Section 19.780.050.E - Density Bonus for Superior Design.

9 ...

10 E. *Density bonus for superior design.* A PRD project may qualify for a density bonus up to the
11 maximum shown in Table 19.780.050.B, provided that it meets the standards of Section
12 19.780.050.A, and satisfies the following criteria beyond those in 19.780.050.A.

13 1. All single-family residential zones, other than RA-5 and RC:

14 ...

15 b. Except for Small Lot PRD projects, evidence shall be provided to document that the
16 project includes a minimum of three of the following for Administrative PRDs, four of the following
17 for Minor PRD, and five of the following for the PRD permit:

18 ...”

19 Section 48: Section 19.780.060 of the Riverside Municipal Code is amended as follows:

20 “**Section 19.780.060 Development standards.**

21 A. *Relationship to base zone development standards.* The development standards set forth in this
22 section, if in conflict with the development standards of the underlying base zone, shall supersede
23 the development standards of the underlying base zone, except in the RC Zone the underlying
24 development standards still apply. This section shall not supersede the development standards of any
25 applicable overlay zone. In cases where a standard is not addressed in this chapter, the standard of
26 the base zone or any applicable overlay zone shall apply. The standards set forth herein are the
27 minimum required for a PRD to qualify for the benchmark density.

28 ...

1 C. *Standards for RC Zone planned residential development.*

2 1. *Lot size.* In order to promote clustering, lots shall be a minimum of one-half acre in size and
3 clustered in the less steep portions of the site.

4 ...”

5 Section 49: Section 19.910.020 of the Riverside Municipal Code is amended as follows:

6 **“Section 19.910.020 “A” Definitions.**

7 *Abandon* means to cease to use, operate or occupy.

8 ...

9 *Alcohol Sales - Off-sale* means the sale of beer and wine (off-sale beer and wine) or of all types of
10 alcoholic beverages, including beer and wine (off-sale general), in their original, sealed containers
11 for consumption off the premises.

12 *Alcohol Sales – On-sale* means the sale of beer and wine (on-sale beer and wine) or of all types of
13 alcoholic beverages, including beer and wine (on-sale general), for consumption on the premises.

14 ...”

15 Section 50: Section 19.910.050 of the Riverside Municipal Code is amended as follows:

16 **“Section 19.910.050 “D” Definitions.**

17 *Day care center - child* means a child day care facility other than a family day care home,
18 including infant centers, extended day care facilities and school-age child care centers. (see
19 California Health and Safety Code Section 1596.76).

20 ...

21 *Dwelling unit, junior accessory* (JADU) means a unit contained entirely within an existing or
22 proposed single-family structure that may include separate or shared sanitation facilities.

23 ...”

24 Section 51: Section 19.910.170 of the Riverside Municipal Code is amended as follows:

25 **“Section 19.910.170 “P” Definitions.**

26 *Pad, building.* See "building pad."

27 ...

28 *Personal services* means establishments providing nonmedically related services, including but not

1 limited to beauty and barber shops; hair stylists; estheticians; pet grooming; dry cleaning pick-up
2 stores; self-service laundry; massage; shoe repair shops; tailoring; tanning salons; and tattoo and
3 body piercing parlors. These uses may also include accessory retail sales of products related to the
4 services provided.

5 ...”

6 Section 52: The City Clerk shall certify to the adoption of this Ordinance and cause publication
7 once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of
8 Riverside. This Ordinance shall become effective on the 30th day after the date of its adoption.

9 ADOPTED by the City Council this ____ day of _____, 2024.

11 _____
PATRICIA LOCK DAWSON
12 Mayor of the City of Riverside

13 Attest:

15 _____
DONESIA GAUSE
16 City Clerk of the City of Riverside

17 //

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 _____, 2024, and that thereafter the said ordinance was duly and regularly
4 adopted at a meeting of the City Council on the ____ day of _____, 2024, 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 _____, 2024.

12
13 _____
14 DONESIA GAUSE
15 City Clerk of the City of Riverside
16
17
18
19
20
21
22
23
24
25
26

27 \\rc-citylaw\cycom\wpdocs\d016\p041\00901140.doc
28 24-2059 12/16/24

EXHIBIT “A”

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 (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		NC Overlay
Pawn Shop/Gold Buying	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	X	X	X	X	X	X	X	For parking see Retail Sales - 19.58019.355 - Pawn Shop
Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, Tattoo & Body Piercing Parlors, Etc.),	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X	P	5.52 - Massage For personal services as home occupations see Incidental Uses Table and Chapter 19.485-Home Occupations
Planned Residential Development	PRD	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.780 - Planned Residential Development Permits See 19.149 - Airport Land Use Compatibility***
Minor Planned Residential Development	X	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Administrative Planned Residential Development	X	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Small Lot Subdivision Planned Residential Development	X	X	X	X	X	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

* = 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
PRD = Planned Residential Development Permit, Chapter 19.780

RCP = Recycling Center Permit, Chapter 19.870

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730
SP = Site Plan Review Permit, Chapter 19.770

P = Permitted

sq. ft. = Square Feet

EXHIBIT “A”

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.

⁶ For Clean Energy Uses and associated Outdoor Storage (Chapter 19.510) and/or Indoor Vehicle Repair (Chapter 19.420), permitted with a Minor Conditional Use Permit.

⁷ Allowed for Two-Unit Developments pursuant to Chapter 19.443.

EXHIBIT “B”

19.150.020.B Incidental Uses Table																						
This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.																						
Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Mining/Mineral Extraction	X	X	C	C	C	C	C	X	C	C	X	X	X	X	X	C	X	X	X	X	X	19.490 - Mining/Mineral Extraction
Monitored Electrified Security Fence System	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	X	X	X	P/MC	P/MC	P/MC	P/MC	X	P/MC	P/MC	19.550.025 - Monitored Electrified Security Fence System
Outdoor Dining (Permanent)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	P	X	X	P	19.495 - Outdoor Dining and Food Preparation (Permanent)

¹ Accessory Dwelling Units (ADU) are permitted when an existing or proposed primary single-family or multi-family residential dwelling is located on the same property, pursuant to Chapter 19.422.

² See exemptions noted in [19.450](#) - Alcohol Sales

³ Outdoor Sales and Display - Incidental are permitted on an intermittent basis with a TUP. See Section [19.740](#)

⁴ Where play areas are proposed in conjunction with a new drive-thru restaurant, the play area can only be considered under the same conditional use permit required for the drive-thru business.

⁵ Non-domestic animal keeping in the RE and R-1 zones shall only permit chicken (poultry) keeping pursuant to [Chapter 19.455](#) Animal Keeping.

Expand

* = For CRC, MU-U and MU-V Zones a Site Plan Review ([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.

*** = Accessory to an Assemblies of People — Non-Entertainment and subject to the applicable standards identified in [Chapter 19.255](#), Assemblies of People—Non-Entertainment.

P = Permitted

RCP = Recycling Center Permit, [Chapter 19.870](#).

PRD = Planned Residential Development Permit, [Chapter 19.780](#)

C = Subject to the granting of a conditional use permit (CUP), [Chapter 19.760](#)

TUP = Temporary Use Permit, [Chapter 19.740](#)

sq. ft. = Square Feet

RRP = Room Rental Permit

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), [Chapter 19.730](#)

X = Prohibited

SP = Site Plan Review Permit, [Chapter 19.770](#)

EXHIBIT “C”

“Section 19.550.030 Height and location provisions.

Fences, walls, and hedges shall be allowed in conformance with the following provisions:

A. Front yards.

1. In the RA-5, RC, RR and RE Zones, any fence or wall in the required front yard setback may be up to six feet in height, 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.

...

3. The height of fences or walls in front yard areas shall be measured inclusive of retaining wall portion. Retaining walls exposed to public view shall not exceed three feet in height.

B. Side and rear yards.

1. Height.

a. Fences and walls separating side and rear yards in the Single-Family Residential Zones may extend up to seven feet in height provided the fence or wall is not visible from the public right-of-way.

b. Where a property in a Single-Family Residential Zone abuts a property in any other Zone, fences and walls separating side and rear yards may extend up to eight feet in height provided the fence or wall is not visible from the public right-of-way.

c. Notwithstanding any other provisions of this Chapter, fences and walls separating side and rear yards in all other Zones shall not exceed six feet in height.

d. Higher fences or walls in commercial or industrial zones may be required by other provisions of the Zoning Code.

2. In side and rear yard areas, combined freestanding and retaining walls and fences shall not exceed 10 feet in height provided the retaining portion does not exceed three feet if exposed to public view or six feet if not exposed to public view.

...”

EXHIBIT “D”

Table 19.556.080 A - Limits for Residential Including Multifamily with Less than eight Units.

Restriction	Lighting Zone 0 (Zero)	Lighting Zone 1 (One)	Lighting Zone 2 (Two)	Lighting Zone 3 (Three)
Automatic Lighting Controls	Per Title 24 Part 6 Section 150.0(k.) 3. (A).iii.			
Maximum lumens per fully shielded luminaire	300	1000	2000	3000
Unshielded and decorative lighting	Prohibited	One per residence, not to exceed 300 lumens per residence	Two per residence, not to exceed 600 lumens per luminaire and 1000 lumens per residence	Three per residence, not to exceed 900 lumens per luminaire and 2000 lumens per residence
Maximum mounting height of luminaires (above finished grade)	8 feet	12 feet	12 feet	25 feet
Landscape lighting maximum per luminaire	Prohibited	Downlight only, not to exceed 300 lumens	Downlight and/or shielded uplight, not to exceed 450 lumens	Downlight and/or shielded uplight, not to exceed 600 lumens
Landscape lighting maximum lumens per acre	0	6000	12000	18000
Architectural Floodlighting ¹	Prohibited	Prohibited	16000 lumens above horizontal plane of light source	20000 lumens above horizontal plane of light source
Maximum allowable light trespass ²	0	0.1 footcandle (1 lux)	0.2 footcandle (2 lux)	0.5 footcandle (5 lux)

1. Lumens represent maximum lumens per site development. Architectural floodlighting must comply with unshielded and decorative lighting restrictions, including maximum number of luminaires and lumens per residence.
2. Allowable light trespass shall be determined based upon the light zone in which the trespass occurs, not from which the light originates.

EXHIBIT “E”

Table 19.556.080 B - Limits for Nonresidential and Multifamily Properties more than eight Units.

Restriction	Lighting Zone 0 (Zero)	Lighting Zone 1 (One)	Lighting Zone 2 (Two)	Lighting Zone 3 (Three)
Maximum Allowed Lighting Watts	Per Title 24 Part 6 Section 140.7			
Automatic Lighting Controls	Per Title 24 Part 6 Section 130.2 for nonresidential properties and for multifamily residential properties of 8 residences or more.			
Backlight, uplight and glare limits	BUG 0,0,0 only	Per Title 24 Part 11 Section 5.106.8		
Unshielded and decorative lighting	Prohibited	Prohibited	Maximum 600 lumens per luminaire, not to exceed 12000 lumens per acre.	Maximum 900 lumens per luminaire, not to exceed 18000 lumens per acre
Maximum mounting height of luminaires (above finished grade)	8 feet	25 feet		
Landscape lighting per luminaire	Prohibited	Downlight only, not to exceed 450 lumens	Downlight and/or shielded uplight, not to exceed 600 lumens	Downlight and/or shielded uplight not to exceed 900 lumens
Maximum landscape lighting lumens per acre	0	9000	12000	18000
Architectural Floodlighting ¹	Prohibited	Prohibited	20000 lumens above horizontal plane of light source	20000 lumens above horizontal plane of light source
Maximum allowable light trespass ²	0	0.1 footcandle (1 lux)	0.2 footcandle (2 lux)	0.5 footcandle (5 lux)

1. Lumens represent maximum lumens per site development. Architectural floodlighting must comply with unshielded and decorative lighting restrictions, including maximum number of luminaires and lumens per residence.
2. Allowable light trespass shall be determined based upon the light zone in which the trespass occurs, not from which the light originates.