

# ZONING CODE CLEAN UP

PR-2023-001746 (AMD) – ZONING TEXT AMENDMENT

Community & Economic Development Department

**City Council**  
**January 28, 2025**

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## PURPOSE



**Implement City Council direction**



**Clarify, streamline and correct Zoning Code language**





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## AMENDMENT 1: ACCESSORY DWELLING UNITS

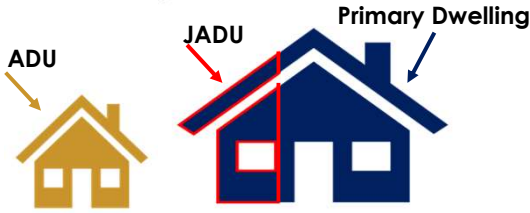
<b>CODE SECTION</b>	<ul style="list-style-type: none"> <li>Chapter 19.442 – Accessory Dwelling Units (ADU)</li> <li>Chapter 19.910 – Definitions</li> </ul>	
<b>CURRENT</b>	<ul style="list-style-type: none"> <li>Single-family: 1 attached or detached ADU and 1 JADU</li> <li>Existing multi-family: Conversion of non-habitable space up to 25% of # of units &amp; 2 detached ADUs</li> </ul>	
<b>PROPOSED</b>	<ul style="list-style-type: none"> <li>Single-family: 1 attached/converted, 1 detached, and 1 JADU (HCD Direction)</li> <li>Existing multi-family: Conversion of non-habitable space up to 25% &amp; 8 detached ADUs (SB 1211)</li> <li>New multi-family: 2 new detached ADUs</li> <li>Make other minor clarifications &amp; corrections</li> </ul>	


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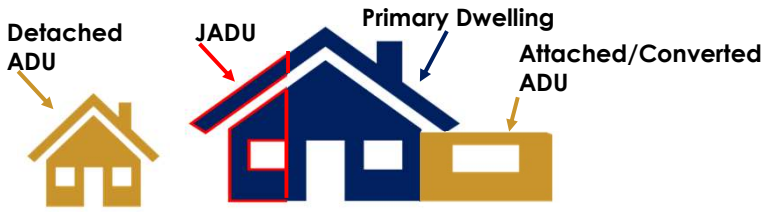
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## ACCESSORY DWELLING UNITS

**Current Code (Single Family):** One ADU (attached or detached) & one JADU



**New Direction (Single Family):** One attached ADU, one detached ADU, & one JADU




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# ACCESSORY DWELLING UNITS

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
DIVISION OF HOUSING POLICY DEVELOPMENT  
2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)

GAVIN NEWSOM, Governor



October 3, 2023

The use of the term “any” followed by an enumeration of by right ADU types permitted indicate that any of these ADU types can be combined on a lot zoned for single-family dwellings.

This permits a homeowner, who meets specified requirements, to create one converted ADU; one detached, new construction ADU; and one JADU.



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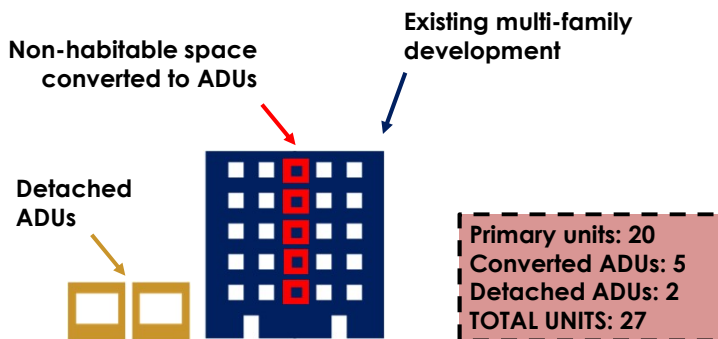
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# ACCESSORY DWELLING UNITS – CURRENT CODE

## Existing multi-family development only:

Can convert 25% of existing # of units and build 2 new detached units



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## ACCESSORY DWELLING UNITS – NEW LEGISLATION

**Existing multi-family development:**  
Can convert 25% of existing # of units to ADUs and build 8 new detached ADUs

**Existing multi-family development**

**Non-habitable space converted to ADUs**

**Detached ADUs**

Primary units: 20  
Converted ADUs: 5  
Detached ADUs: 8  
**TOTAL UNITS: 33**

**New multi-family development:**  
Can build 2 new detached ADUs

**New multi-family development**

**Detached ADUs**

Primary units: 20  
Converted ADUs: 0  
Detached ADUs: 2  
**TOTAL UNITS: 22**

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## AMENDMENT 2: DENSITY BONUS

<b>CODE SECTION</b>	<ul style="list-style-type: none"> <li>Chapter 19.545 (Density Bonus)</li> </ul>
<b>CURRENT</b>	<ul style="list-style-type: none"> <li>Chapter 19.545 does not reflect new density bonus legislation for low-income student and senior housing (AB 3116 and AB 2694)</li> </ul>
<b>PROPOSED</b>	<ul style="list-style-type: none"> <li>Update permitted density bonus for low-income students including eligibility, number of concessions, parking</li> <li>Clarify eligible senior housing development projects</li> </ul>

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## AMENDMENT 3: ELECTRIFIED SECURITY FENCES

<b>CODE SECTION</b>	<ul style="list-style-type: none"> <li>Chapter 19.550 – Fences, Walls, and Landscape Materials</li> <li>Chapter 19.150 – Base Zones Permitted Land Uses</li> </ul>
<b>CURRENT</b>	<ul style="list-style-type: none"> <li>Electric fences require alarm user, building, and (in specific plan areas) conditional use permits</li> <li>Not compliant with AB 2371</li> </ul>
<b>PROPOSED</b>	<ul style="list-style-type: none"> <li>Update Fence Chapter &amp; Incidental Use Table to require only an alarm user permit unless adjacent to specified uses where MCUP and building permit also required</li> </ul>



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## AMENDMENT 4: ALCOHOL SALES LANGUAGE

<b>CODE SECTION</b>	<ul style="list-style-type: none"> <li>Various chapters throughout the Riverside Municipal Code related to alcohol sales</li> </ul>
<b>CURRENT</b>	<ul style="list-style-type: none"> <li>"On-site" and "off-site" language in Zoning Code is inconsistent with California Government Code and Department of Alcoholic Beverage Control's "on-sale" and "off-sale" regulatory terms</li> </ul>
<b>PROPOSED</b>	<ul style="list-style-type: none"> <li>Revise inconsistencies throughout the Zoning Code to align with state regulatory terms</li> </ul>



Image Source: Visit Riverside

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## AMENDMENT 5: OUTDOOR LIGHTING

<b>CODE SECTION</b>	<ul style="list-style-type: none"> <li>Chapter 19.556 – Outdoor Lighting</li> </ul>
<b>CURRENT</b>	<ul style="list-style-type: none"> <li><i>Adjacent grade</i> is incorrectly used to describe the grade from which the maximum mounting height of luminaires should be measured</li> </ul>
<b>PROPOSED</b>	<ul style="list-style-type: none"> <li>Change <i>adjacent grade</i> to <i>finished grade</i> to align with industry terminology</li> </ul>



Image Source: visualcomfort.com



## AMENDMENT 6: ADMINISTRATIVE ADJUSTMENT

<b>CODE SECTION</b>	<ul style="list-style-type: none"> <li>Various chapters throughout the Riverside Municipal Code related to the implementation of administrative adjustments</li> </ul>
<b>CURRENT</b>	<ul style="list-style-type: none"> <li>No administrative adjustment procedure exists to permit minor deviations from standards without a variance</li> <li>Redundant references to variances exist throughout Title 19</li> </ul>
<b>PROPOSED</b>	<ul style="list-style-type: none"> <li>Create administrative adjustment procedure and implement throughout Title 19</li> <li>Clarify in the Variance Chapter that the adjustment procedure can be used for minor deviations</li> <li>Remove redundant variance language throughout Title 19</li> </ul>



Image Source: Shutterstock.com



## AMENDMENT 6: ADMINISTRATIVE ADJUSTMENT

### SUMMARY OF ADJUSTMENTS

Development Standard	Maximum Adjustment Permitted
Sign area and height	10% increase
Setbacks	20% decrease (setbacks <5 ft not permitted)
Distance between structures on multifamily lots	20% decrease
Parcel dimensions	10% decrease
Landscape dimensions	10% decrease
Required parking	5% or 1 space (whichever is greater)
Any other standard (subject to Community & Economic Development Director approval)	10% change (depends on standard)



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## AMENDMENT 7: HOME OCCUPATIONS

<b>CODE SECTIONS</b>	<ul style="list-style-type: none"> <li>• Chapter 19.150 – Base Zones Permitted Land Uses</li> <li>• Chapter 19.485 – Home Occupations</li> <li>• Chapter 19.910 – Definitions</li> </ul>
<b>CURRENT</b>	<ul style="list-style-type: none"> <li>• Pet grooming and similar uses are not included as personal services</li> <li>• Ambiguity in permitted uses for personal services as home occupations</li> </ul>
<b>PROPOSED</b>	<ul style="list-style-type: none"> <li>• Amend the <i>personal service</i> definition to include pet grooming and similar uses</li> <li>• Clarify which personal services are permitted as home occupations</li> <li>• Specify in the Permitted Use Table that personal services that are home occupations are regulated separately</li> </ul>

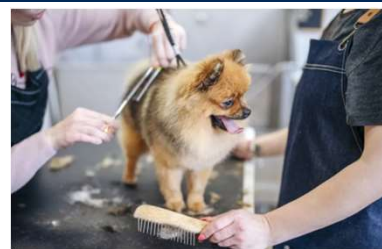


Image Source: DogTime.com



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## AMENDMENT 8: GROUND-MOUNTED UTILITY EQUIPMENT

<b>CODE SECTION</b>	<ul style="list-style-type: none"> <li>Chapter 19.555 – Outdoor Equipment Screening</li> </ul>
<b>CURRENT</b>	<ul style="list-style-type: none"> <li>Ground-mounted utility equipment must be screened with solid masonry walls or similar structures</li> <li>Wood is a prohibited screening material</li> </ul>
<b>PROPOSED</b>	<ul style="list-style-type: none"> <li>Tier screening options, w/equipment placement as preferred screening method</li> <li>Expand screening options to include equipment placement, landscaping, color blending, and artwork along with solid walls</li> <li>Permit wood as a screening material</li> </ul>



Image Source: LawnLove.com

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## AMENDMENT 9: FENCE AND WALL HEIGHTS

<b>CODE SECTION</b>	<ul style="list-style-type: none"> <li>Chapter 19.550 – Fences, Walls, and Landscape Materials</li> </ul>
<b>CURRENT</b>	<ul style="list-style-type: none"> <li>Fences and walls in any side or rear yard may be up to six feet in height</li> <li>Community feedback for higher fences and walls for properties in SFR zones</li> </ul>
<b>PROPOSED</b>	<ul style="list-style-type: none"> <li>Raise maximum fence and wall heights in side and rear yards for properties in SFR zones 1-2 feet</li> <li>Retain six-foot height maximum in side and rear yards for properties in all other zones</li> </ul>



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## AMENDMENT 10: RETAINING WALL HEIGHTS

<b>CODE SECTION</b>	<ul style="list-style-type: none"> <li>Chapter 19.550 – Fences, Walls, and Landscape Materials</li> <li>Chapter 17.28 – Minimum Grading Standards and General Requirements</li> </ul>	
<b>CURRENT</b>	<ul style="list-style-type: none"> <li>Chapter 19.550 permits retaining walls at four feet</li> <li>Chapter 17.28 permits retaining walls at three feet (if in public view) and six feet (if not in public view)</li> </ul>	
<b>PROPOSED</b>	<ul style="list-style-type: none"> <li>Align retaining wall heights in Chapter 19.550 with those in Chapter 17.28</li> <li>Clarify maximum combined freestanding and retaining wall height of 10 feet</li> </ul>	


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## AMENDMENTS 11-17: MINOR CORRECTIONS

<b>CODE SECTION</b>	<ul style="list-style-type: none"> <li>Various chapters throughout the Riverside Municipal Code</li> </ul>	  <p style="font-size: 10px; margin-top: 5px;">Image Source: Shutterstock</p> 
<b>CURRENT</b>	<ul style="list-style-type: none"> <li>Minor clarifications &amp; corrections are needed throughout the Riverside Municipal Code</li> </ul>	
<b>PROPOSED</b>	<ul style="list-style-type: none"> <li>Corrections made for the following:                             <ul style="list-style-type: none"> <li>Prohibited fence materials</li> <li>Animal keeping and agricultural field offices</li> <li>Planned Residential Development permits</li> <li>Site Plan Review permits</li> <li>Group housing</li> <li>Hotel/motel long-term stay</li> <li>Tract map preparation</li> </ul> </li> </ul>	


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## STRATEGIC PLAN ALIGNMENT



The diagram illustrates the alignment of the City of Riverside's strategic plan. At the top, 'CROSS CUTTING THREADS' includes Fiscal Responsibility, Equity, Community Trust, Innovation, and Sustainability and Resiliency. These threads support the central goal of 'ENVISION RIVERSIDE 2025' and 'METRICS ACTIONS GOALS'. Below this, 'STRATEGIC PRIORITIES' are listed: Arts, Culture and Recreation; Community Well-Being; Economic Opportunity; Environmental Stewardship; High Performing Government; and Infrastructure, Mobility and Connectivity.

### Strategic Priority 5 – High Performing Government

**Goal 5.3** – Demonstrates adaptivity as an organization and enhances communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision making.

### Cross Cutting Threads



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## RECOMMENDATIONS

Staff recommends that the City Council:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule) of the CEQA Guidelines and;
2. **APPROVE** Planning Case PR-2023-001746 (AMD) based on the findings outlined in the staff report.
3. **INTRODUCE** and subsequently **ADOPT** the attached Ordinance amending Title 18 – Subdivision Code and Title 19 – Zoning Code of the Riverside Municipal Code.


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