

INFILL DEVELOPMENT AND SMALL LOT SUBDIVISION ORDINANCE

Community & Economic Development
Department

Planning Commission
Agenda Item: 4
June 20, 2024



BACKGROUND



INFILL DEVELOPMENT STANDARDS

AMEND THE FOLLOWING ZONING CODE CHAPTERS OF THE RIVERSIDE MUNICIPAL CODE (RMC):

- Chapter 19.100 – Residential Zones; and
- Chapter 19.580 – Parking and Loading
- Other chapters to conform as necessary



Image Source: Lincoln Institute of Land Policy



EXISTING INFILL POLICY

Existing Policy – 2003 Infill Development Strategy

- Financial incentives for development on eligible infill lots
 - Reduced development fees
- Infill development standards never introduced
 - Creates obstacles
 - Zoning Code intended for standard size lots

CITY OF RIVERSIDE CITY COUNCIL MEMORANDUM			
HONORABLE MAYOR AND CITY COUNCIL		DATE: May 27, 2003	
SUBJECT: RESIDENTIAL INFILL STRATEGY—PHASE 2		ITEM NO: 17	
BACKGROUND:			
On April 22, 2003, the City Council approved Phase 1 of the Residential Infill Strategy and adopted a resolution that provides financial incentives to developers who initiate residential infill development consistent with the definition contained in the strategy. Phase 2 of the Residential Infill Strategy is now being submitted to the City Council for consideration. Phase 2, as reflected in the attached resolution, addresses electric and water fees.			
The complete infill strategy is attached but in summation the following fee adjustments and cost avoidances comprise Phase 2:			
Fee Adjustments—Phase 2			
Fees/Permits	Current Fee	Proposed Fee	Est. Adjustment
Water Backup Fees	2,110	2,110	0
Water Elevation Fee	0	0	0
Water Distribution Fee	2,150	0	(2,150)
Water Service Lateral/Meter	1,000	1,010	0
Street Light In-Line Fee	900	0	(900)
	Subtotal Phase 2—Estimated Adjustments		(3,000)
*Note—Phase 2 and 2 cost avoidances will total approximately \$5,951.			
Cost Avoidances—Phase 2			
Item	Current Fees	Proposed Fee	Est. Adjustment
Electric Service Charge	2,500	500	(2,000)
	Subtotal Phase 2—Cost Avoidances		(2,000)
*Note—Phase 1 and 2 cost avoidances will total approximately \$7,951.			



CHAPTER 19.100 – RESIDENTIAL ZONES

Proposed Amendments – Development Standards For Infill Lots

New Sections

**Single Family (R-1)
Residential Zones
New section -
§19.100.065**

**Multi-Family (R-3 & R-4)
Residential Zones
New section -
§19.100.075**



CHAPTER 19.100 – RESIDENTIAL ZONES

§19.100.065 – Single Family (R-1) Infill Development Standards

- Each R-1 zone provides development standards based on lot size
- As lot decreases, flexibility increases
- Excludes RA-5 & RC Zones

PROPOSED R-1 INFILL DEVELOPMENT STANDARDS					
Residential Zone	Minimum Lot Size (current)	Infill standards apply to lots under:	Setback Provisions	Landscaping	Privacy
R-1-1/2 Acre	21,780 square feet	<18,000 square feet	Reduced for lots 5,500 – 18,000 sq. ft.	Front and side yard required if adjacent to street	No change
R-1-13000	13,000 square feet	<10,500 square feet	Reduced for lots 5,500 – 10,500 sq. ft.		No change
R-1-10500	10,500 square feet	<8,500 square feet	Reduced for lots 5,500 – 8,500 sq. ft.		No change
R-1-8500	8,500 square feet	<7,000 square feet	Reduced for lots 5,500 – 7,000 sq. ft.		No change
Any R-1 Lot < 5,500 sq. ft.	N/A	<5,500 square feet	Reduced setbacks for lots 1,500 – 5,499 sq. ft.		Privacy provisions for window placement & second story features



CHAPTER 19.100 – RESIDENTIAL ZONES

§19.100.075 – Multi Family (R-3 & R-4) Infill Development Standards

- Standards apply to lots < 5,000 sq. ft. – 27,780 sq. ft.
- Reduced setbacks compared to existing standards
- Landscaping required within front, side, rear yard setback

Development Standards	Lot Size (square feet)				
	< 5,000	5,001 - 10,000	10,001 - 15,000	15,001 - 20,000	20,001 - 21,780
Building Height - Maximum	40 ft. ¹	40 ft. ¹	40 ft.	40 ft.	40 ft.
Number of Stories - Maximum	3 ¹	3 ¹	3	3	3
Setbacks - Minimum					
A. Front	10 ft.	15 ft.	15 ft.	15 ft.	15 ft.
B. Front (Arterial Streets over 110 feet)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
C. Interior Side ²	5 ft.	5 ft.	5 ft.	5 ft.	7.5 ft.
D. Street Side ²	7.5 ft.	7.5 ft.	7.5 ft.	10 ft.	10 ft.
E. Rear ²	7.5 ft.	7.5 ft.	10 ft.	10 ft.	10 ft.
Distance Between Buildings	5 ft.	5 ft.	5 ft.	15 ft.	15 ft.

Notes:

- Height may be increased to 45 feet if building is designed with tuck-under parking. Ground-floor tuck-under parking shall not be considered a story.
- Where a property abuts the RA-5, RC, RR, RE or R-1 Zone, any habitable portion of a building above 20 feet in height shall be stepped back an additional five feet.



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CHAPTER 19.580 – PARKING AND LOADING

Proposed Amendment - Table 19.580.060 (Required Parking Spaces)

- R-1 Lots:**
 - 3,500 – 5,499 sq. ft. lots: 2 covered parking spaces in carport or garage
 - < 3,500 sq ft. lot: 2 required parking spaces; covered/uncovered/tandem
 - All other lots: 2 parking spaces within private garage (existing)
- R-3 & R-4 Lots:**
 - Must meet existing parking requirements
 - 1.5 parking space for units with one bedroom
 - 2 parking spaces for units with 2 or more bedrooms



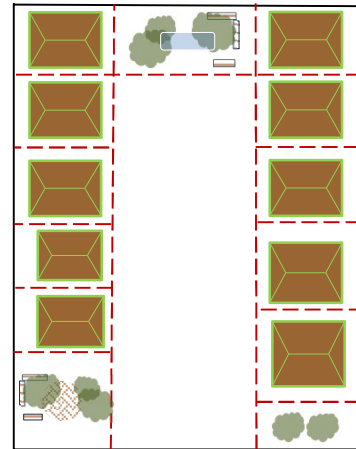
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SMALL LOT SUBDIVISION IMPLEMENTATION

AMEND THE FOLLOWING ZONING CODE CHAPTERS OF THE RIVERSIDE MUNICIPAL CODE (RMC):

- Chapter 19.150 – Base Zones Permitted Land Uses; and
- Chapter 19.780 – Planned Residential Development Permit
- Other chapters to conform as necessary



Small Lot Subdivision Example

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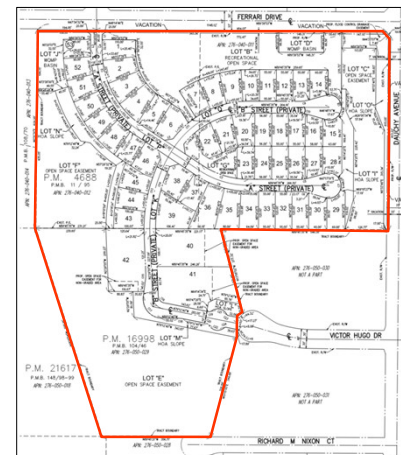


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CHAPTER 19.780 – PLANNED RESIDENTIAL DEVELOPMENT PERMIT

Current Code

- PRD permit allows opportunity for smaller lots through planned development
- May receive density bonus in exchange for superior design
- Approval process feasible for larger-scale development but not smaller scale PRDs
 - Open space/amenity requirements, private streets, HOAs
- Smaller scale PRDs infeasible - average size is 16 acres and 70 lots



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CHAPTER 19.780 – PLANNED RESIDENTIAL DEVELOPMENT PERMIT

Proposed Amendment – Streamlined and Administrative PRDs

Three new PRD permit types:

Single Family Residential Zones:

- Minor Planned Residential Development Permit (Minor PRD)
- Administrative Planned Residential Development Permit (Admin PRD)

Multi-Family (R-3) Residential Zones:

- Small Lot Subdivision Planned Residential Development Permit (Small Lot PRD)



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MINOR PRD AND ADMIN PRD PERMITS

Minor Planned Residential Development Permit (Minor PRD)

Intended for PRDs with 5-16 dwelling units

Tentative Tract Map

Administrative Planned Residential Development Permit (Admin PRD)

Intended for < 4 parcels

Parcel map for streamlined review

Both Permits

Allowed in R-1 zones except RC and RA-5

Benefit from reduced parking, open space and design reqs.

Follow existing application process, notice etc.



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SMALL LOT PRD PERMIT

- Will allow PRDs within R-3 zoned parcels
- New section 19.780.055 establishes minimum and maximum density
- Standards for height, privacy considerations, lot size and coverage, setbacks, landscaping, open space and parking requirements



CHAPTER 19.150 – BASE ZONES PERMITTED LAND USES

- Permitted Uses Table outlines permit requirements for a PRD by Zoning designation
- Proposed amendments reflect the permit applicability for the new permit types

Planned Residential Development	PRD	X	PRD	PRD	PRD	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	
Administrative Planned Residential Development	X	X	PRD	PRD	PRD	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	



05/23 PLANNING COMMISSION WORKSHOP

1. Infill Development Standards

- Applicability: existing legally established infill parcels only

2. Small Lot Subdivision Implementation

- Applicability: Prohibited in RC & RA-5 zones. Small lot PRD Permit applies to R-3 zone only
- Reviewing Authority: Planning Commission approval required for Minor and Small Lot PRD Permits. Administrative PRD Permit reviewed and approved administratively
- Infill development standards do not apply to small lot subdivisions



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STRATEGIC PLAN ALIGNMENT



Strategic Priority 2 – Community Well Being

Goal 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels

Goal 2.3 – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the Planning Commission:

- 1. Recommend** that the City Council determine that Planning Case PR-2024-001678 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have a significant effect on the environment; and
- 2. Recommend Approval** of the Planning Case PR-2024-001678 (Zoning Text Amendment) as outlined in the staff report and summarized in the Findings section of this report.



REFERENCE SLIDES

Development Standards	Single-family Residential Zones								
	RA-5	RC ¹²	RR	RE	R-1-1/2 Acre	R-1-1300	R-1-10500	R-1-8500	R-1-7000
Density - Maximum (Dwelling Units per Gross Acre) ^{1,15, 16}	0.20	0.50 ¹¹	2.1 ¹¹	1.0 ¹¹	2.0 ¹¹	3.4 ¹¹	4.1 ¹¹	5.1 ¹¹	6.2 ¹¹
Lot Area - Minimum (Net) ¹⁶	5 Acres ^{2,9,14}	Varies ^{2,14}	20,000 sq. ft.	1 Acre	21,780 sq. ft.	13,000 sq. ft.	10,500 sq. ft.	8,500 sq. ft.	7,000 sq. ft.
Lot Width - Minimum ¹⁶	300 ft. ²	130 ft. ²	100 ft. ^{13,14}	130 ft. ^{13,14}	125 ft. ^{13,14}	100 ft. ^{13,14}	90 ft. ^{13,14}	80 ft. ^{13,14}	60 ft. ^{13,14}
Lot Depth - Minimum ¹⁶	500 ft. ²	100 ft. ²	150 ft.	150 ft.	150 ft.	110 ft.	110 ft.	100 ft.	100 ft.
Building Height - Maximum ^{10,15}	35 ft.	20 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Number of Stories - Maximum ¹⁵	2	1	2	2	2	2	2	2	2
Lot Coverage - Maximum	30%	N/A	30%	30%	30%	30%	35%	35%	40%
Setbacks - Minimum ⁸									
A. Front ⁷	40 ft. ²	30 ft. ^{2,6}	30 ft.	30 ft.	30 ft. ⁴	25 ft. ⁴	25 ft. ⁴	25 ft. ⁴	20 ft. ⁴
B. Side ^{5, 16}	20 ft. ²	25 ft. ²	20 ft.	25 ft.	20 ft.	15 ft. ³	10/15 ft. ³	7.5/12.5 ft. ³	7.5/10 ft. ³
C. Rear ^{5, 16}	25 ft. ²	25 ft. ²	100 ft.	30 ft.	35 ft.	30 ft.	25 ft.	25 ft.	25 ft.



REFERENCE SLIDES

Development Standards	Multiple-Family Residential Zones					
	R-3-4000	R-3-3000	R-3-2500	R-3-2000	R-3-1500	R-4
Density - Maximum (Dwelling Units per Gross Acre) ⁵	10.9	14.5	17.4	21.8	29	40
Lot Area - Minimum	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
Lot Width ⁴ - Minimum	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	100 ft.
Lot Depth ⁴ - Minimum	150 ft.	150 ft.	100 ft.	100 ft.	100 ft.	150 ft.
Building Height ^{3,5} - Maximum	30 ft./40 ft. ²	30 ft./40 ft. ²	30 ft./40 ft. ²	30 ft./40 ft. ²	30 ft./40 ft. ²	50 ft.
Number of Stories ⁵ - Maximum	2 ²	2 ²	2 ²	2 ²	2 ²	4
Setbacks - Minimum						
A. Front ¹	25 ft.	25 ft.	20 ft.	15 ft.	15 ft.	15 ft.
B. Front (Arterial Streets over 110 feet) ¹	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	15 ft.
C. Interior Side ¹	10 ft.	10 ft.	10 ft.	7.5 ft.	7.5 ft.	7.5 ft.
D. Street Adjoining Side ¹	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
E. Rear ¹	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	10 ft.

