

ELECTRIFIED SECURITY FENCE SYSTEM

PR-2022-001346

(Zoning Code Amendment)

Community & Economic Development Department

City Council
October 25, 2022



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BACKGROUND

Electrified security fence systems consists of the following:



1. Physical Barrier: The electric fence is a 10-foot high, solar-powered barrier with clear warning signs that read "Warning – Electric Fence" posted at intervals of not more than 30 linear feet. The electric fence is installed 4-8 inches behind a minimum 5-foot-high non-electrified perimeter fence/wall.



2. Shock: If a breach occurs, the electric fence delivers a 7,000-voltage shock to the trespasser, which is considered medically safe.



3. Alarms and Lights: Any attempt to scale or touch the fence triggers an alarm and bright LED lights.

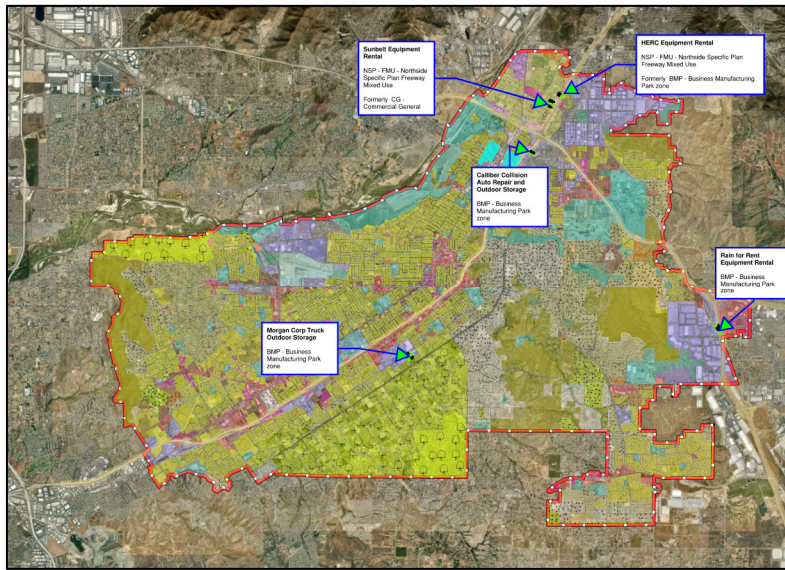


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MAP OF APPROVED ELECTRIFIED FENCE VARIANCES



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PHOTOS - ELECTRIFIED SECURITY FENCE SYSTEM BY AMAROK, LLC



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PHOTOS - ELECTRIFIED SECURITY FENCE SYSTEM (NOT AMAROK)



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APPLICANT PROPOSED AMENDMENT

Proposal (Planning Commission Recommended):

1. To amend Title 19 (Zoning) of the Riverside Municipal Code, Chapter 19.550 (Fences, Walls and Landscape Materials) to allow electrified security fence systems in:
 - A. Industrial Zones as a use permitted by right; and
 - B. Commercial, Mixed-Use, and Other zones subject to a Minor Conditional Use Permit.
2. Development Standards:
 - A. Maximum height of 10 feet or two feet higher than the perimeter barrier, whichever is higher
 - B. Permitted locations
 - i. Per the updated Incidental Use Table
 - ii. Specific uses such as vehicle and outdoor storage, parking lots, golf courses and other uses
 - C. Allow with a Conditional Use Permit in any Specific Plan district where specified type uses, including legal non-conforming uses, are permitted by the current zoning designation.
 - D. 4-8 inches behind non-electrified perimeter fences and walls
 - E. Monitored Electrified Security Fence Systems adjacent to residential or residentially zoned properties shall be located behind a minimum 6-foot-tall block wall



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STAFF ALTERNATIVE

Proposal:

1. To amend Title 19 (Zoning) of the Riverside Municipal Code, Chapter 19.550 (Fences, Walls and Landscape Materials) to allow electrified security fence systems in:
 - A. Industrial Zones as a use permitted by right; and
 - B. Commercial, Railway, and Neighborhood Commercial zones subject to a Minor Conditional Use Permit.

2. Development Standards - As proposed by the Applicant, with the following changes:
 - A. Shall be prohibited in the Mixed-Use and Public Facilities zones; and
 - B. Shall not be located adjacent to any park.
 - C. Limit height of 10 feet or two feet higher than the perimeter barrier, whichever is lower.



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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 6 – Infrastructure, Mobility & Connectivity

Goal 6.2 – Maintain, protect and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity

Cross-Cutting Threads



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RECOMMENDATION

That the City Council:

1. Determine that the project is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15311 (Accessory Structures) of the CEQA Guidelines;
2. Deny Planning Case PR-2022-001346 (Zoning Code Amendment) based on the analysis and findings outlined in the staff report;
3. Approve Staff's proposed alternative to Planning Case PR-2022-001346 (Zoning Code Amendment) based on the analysis and findings outlined in the staff report; and
4. Introduce and subsequently adopt the attached Ordinance amending Title 19 (Zoning Code) of the Riverside Municipal Code Chapter 19.550 (Fences, Walls and Landscape Materials) to allow electrified security fence systems in: 1) Industrial zones by right; and 2) Commercial, Railway and Neighborhood Commercial Overlay zones subject to a Minor Conditional Use Permit and prohibit them in Mixed-Use and the Public Facilities zones and adjacent to any park.



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SUMMARY OF APPLICANT AND STAFF PROPOSALS

(REFERENCE ONLY)

APPLICANT PROPOSED	STAFF RECOMMENDATION
➤ Allowed in Industrial zones by right; and Commercial, Mixed-Use, and Other Zones, subject to MCUP	➤ Allowed in Industrial zones by right; and Commercial, Railway, and Neighborhood Commercial zones subject to MCUP
➤ Prohibited in Residential zones	➤ Prohibited in Residential, Mixed-Use, and Public Facilities zones. ➤ Prohibited adjacent to any park
➤ Maximum height of 10 feet or two feet higher than the perimeter barrier, whichever is higher	➤ Maximum height of 10 feet or two feet higher than the perimeter barrier, whichever is lower
➤ Specific Plan Areas - Allowed where <u>specified type uses, including legal nonconforming uses</u> , are permitted by the current zoning designation, subject to CUP.	➤ Same as Applicant


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**PHOTOS OF SIMILAR ELECTRIFIED SECURITY FENCE SYSTEM BY AMAROK, LLC
(REFERENCE ONLY)**

