

NORTHSIDE SPECIFIC PLAN
General Plan Amendments

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Pages LU-1 to LU-48 Not A Part

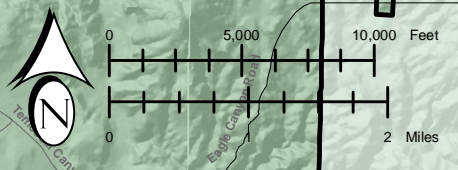
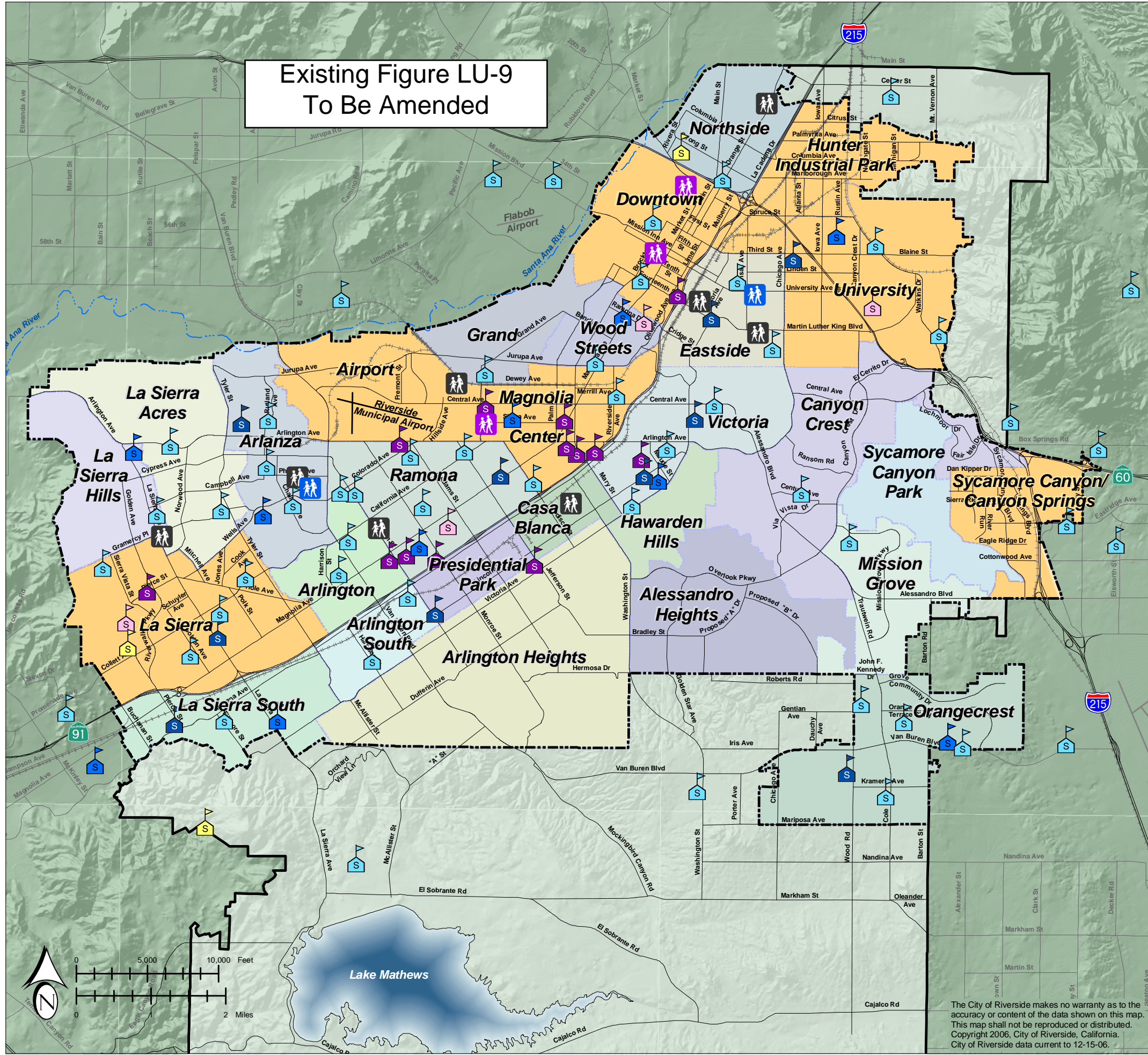
Existing Figure LU-9
To Be Amended



LEGEND

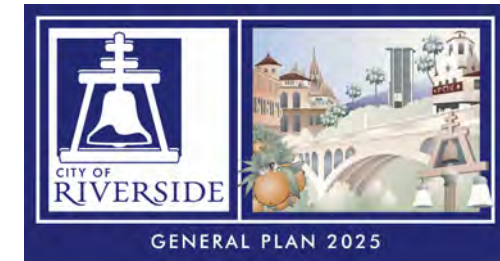
- NEIGHBORHOODS WITH MAJOR ACTIVITY CENTERS
- COMMUNITY CENTER
- SENIOR CENTER
- SERVICE CENTER
- ELEMENTARY SCHOOL
- ELEMENTARY SCHOOL (UNDER CONSTRUCTION)
- MIDDLE SCHOOL
- HIGH SCHOOL
- OTHER SCHOOL
- COLLEGE/UNIVERSITY
- RIVERSIDE CITY BOUNDARY
- RIVERSIDE PROPOSED SPHERE OF INFLUENCE

SOURCE: CITY OF RIVERSIDE, ALVORD UNIFIED SCHOOL DISTRICT AND RIVERSIDE UNIFIED SCHOOL DISTRICT



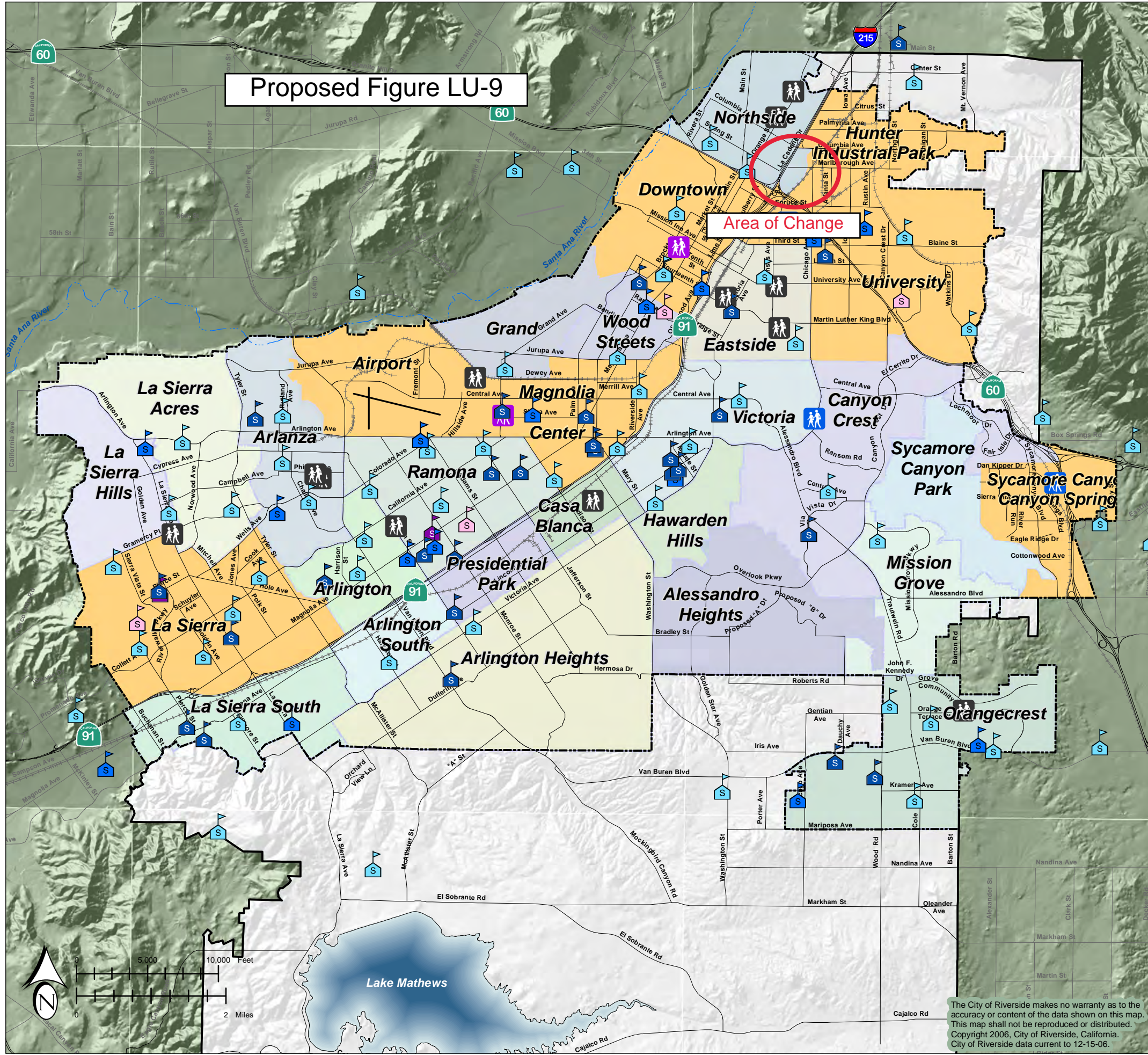
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Figure LU-9
NEIGHBORHOODS



Proposed Figure LU-9

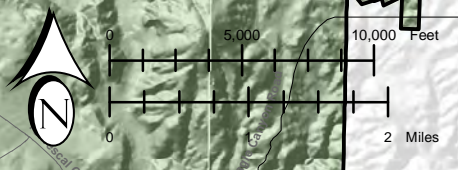
Area of Change



LEGEND

- NEIGHBORHOODS WITH MAJOR ACTIVITY CENTERS
- COMMUNITY CENTER
- SENIOR CENTER
- SERVICE CENTER
- ELEMENTARY SCHOOL
- ELEMENTARY SCHOOL (UNDER CONSTRUCTION)
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Figure LU-9
NEIGHBORHOODS

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LU-50 & LU-51 Not A Part



LAND USE AND URBAN DESIGN ELEMENT

Table LU-2
Adopted Specific Plans

Specific Plan	Applicable Neighborhood(s)	Date of Specific Plan Adoption	Adoption Resolution Number
California Baptist University	Ramona	March 2013	22511
Canyon Springs	Sycamore Canyon/Canyon Springs	January 1984	15249
Citrus Business Park	Arlington South	April 2010	22005
Downtown	Downtown	December 2002	20323
Hawarden Hills ⁵	Hawarden Hills & Canyon Crest	April 1977	13073
Hunter Business Park	Hunter Industrial Park	April 1988	16792
La Sierra University	La Sierra	March 1997	19057
Magnolia Avenue	Arlington, La Sierra, La Sierra South, Magnolia Center, Ramona, Wood Streets	November 2009	21931
Mission Grove	Mission Grove	June 1985	15772
Northside	Northside	TBD	TBD
Orangecrest	Orangecrest	August 1985	15886
Rancho La Sierra	La Sierra Acres	January 1996	18846
Riverside Auto Center	Presidential Park	October 1990	17614
Riverside Marketplace	Eastside	May 1991	17762
Riverwalk Vista	La Sierra South	September 2005	21023
Sycamore Canyon	Sycamore Canyon Park	October 1985	15914
Sycamore Canyon Business Park	Sycamore Canyon Business Park	April 1984	15328
Sycamore Highlands	Sycamore Canyon Business Park/Canyon Springs	November 1990	17625
University Avenue	Eastside, University	January 1993	18169
Victoria Avenue ⁶	Arlington Heights, Arlington South, Casa Blanca, Hawarden Hills, La Sierra South, Victoria	May 1972	11878

⁵The Hawarden Hills Specific Plan is rescinded as part of this General Plan.

⁶The Victoria Avenue Specific Plan is rescinded as part of this General Plan.

LAND USE AND URBAN DESIGN ELEMENT



Policy LU-30.9: Interpret, apply or impose the development restrictions, conditions and/or standards of an approved Specific Plan in addition to those found in this General Plan.

Policy LU-30.10: Rescind the Victoria Avenue and Hawarden Hills Specific Plans as part of this General Plan.

This Plan introduces several new Land Use Designations as a partial means of implementing the citywide objectives and policies already discussed and the neighborhood-specific objectives and policies starting below. These designations reflect objectives and policies of the Land Use and Circulation Elements. The designations also provide specific descriptions of the type and intensity of development allowed at particular locations. The Land Use Policy Map in Figure LU-10 identifies how the designations apply in neighborhoods throughout the City.

Refer to the complete discussion of Land Use Designations in this Element under "Land Use Designations."

The City's Wastewater Facility can be found on Figure LU-10 - Land Use Policy Map designated as a Public Facility.



Existing Figure LU-10
To Be Amended



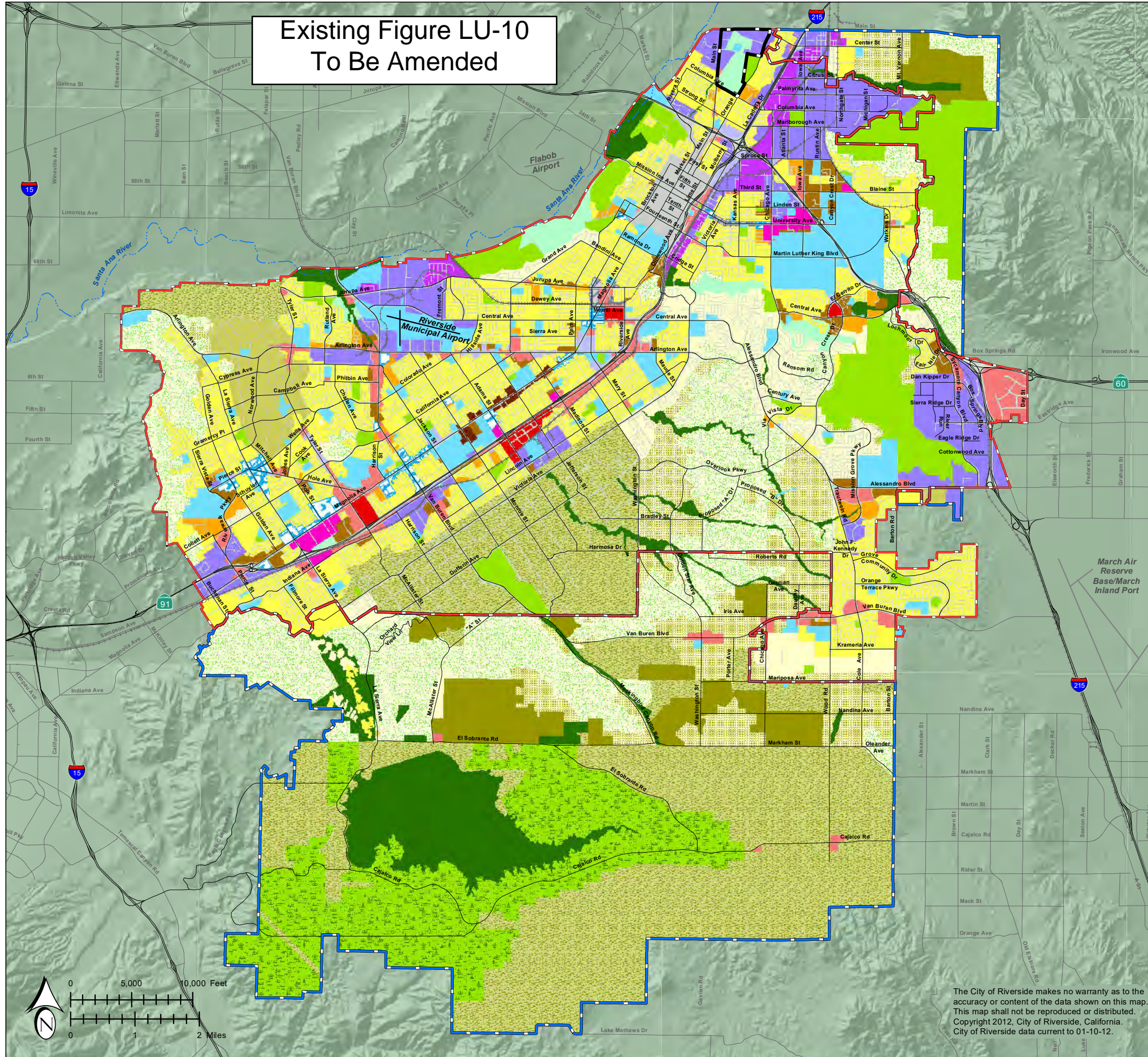
LEGEND

- RIVERSIDE CITY BOUNDARIES
- RIVERSIDE PROPOSED SPHERE OF INFLUENCE
- POTENTIAL SPECIFIC PLAN

**GENERAL PLAN 2025
LAND USE ELEMENT**

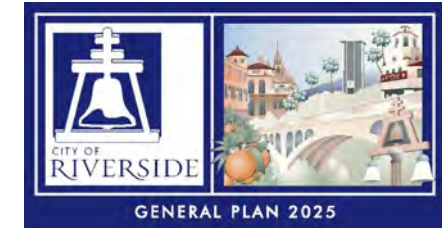
- A - AGRICULTURAL
- A/RR - AGRICULTURAL/RURAL RESIDENTIAL
- HR - HILLSIDE RESIDENTIAL
- SRR - SEMI RURAL RESIDENTIAL
- VLDR - VERY LOW DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
- HDR - HIGH DENSITY RESIDENTIAL
- VHDR - VERY HIGH DENSITY RESIDENTIAL
- C - COMMERCIAL
- CRC - COMMERCIAL REGIONAL CENTER
- DSP - DOWNTOWN SPECIFIC PLAN
- OSP - ORANGECREST SPECIFIC PLAN
- O - OFFICE
- B/OP - BUSINESS/OFFICE PARK
- I - INDUSTRIAL
- MU-N - MIXED USE-NEIGHBORHOOD
- MU-V - MIXED USE-VILLAGE
- MU-U - MIXED USE-URBAN
- PF - PUBLIC FACILITIES/INSTITUTIONAL
- PR - PRIVATE RECREATION
- P - PUBLIC PARK
- OS - OPEN SPACE/NATURAL RESOURCES
- RAT - KANGAROO RAT HABITAT

* SEE TABLE LU-3 (LAND USE DESIGNATIONS) IN GENERAL PLAN
SOURCE: CITY OF RIVERSIDE



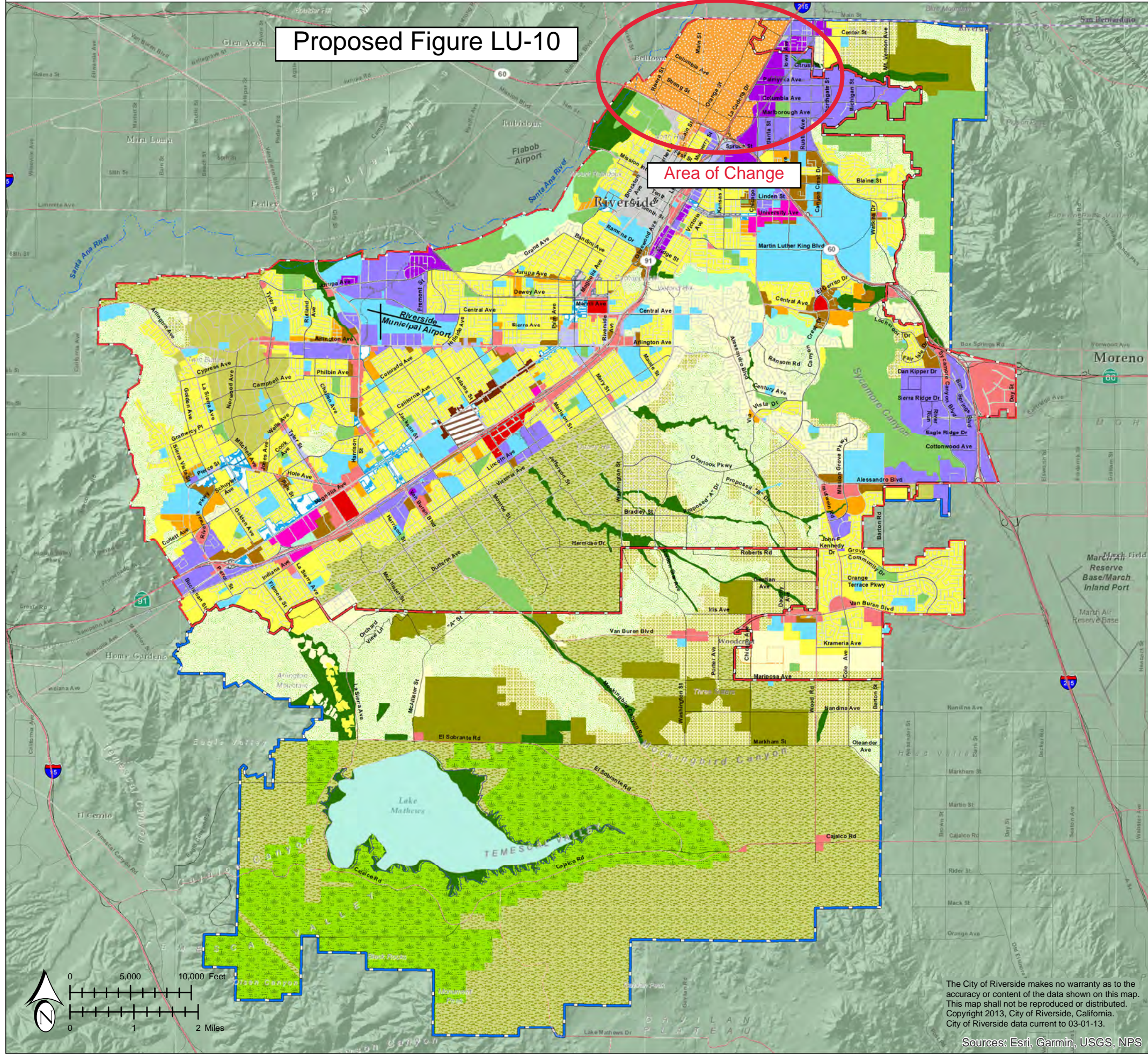
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Figure LU-10
**LAND USE
POLICY MAP**



Proposed Figure LU-10

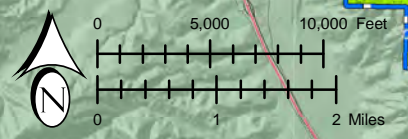
Area of Change



LEGEND

- RIVERSIDE CITY BOUNDARIES
 - RIVERSIDE PROPOSED SPHERE OF INFLUENCE
 - POTENTIAL SPECIFIC PLAN
- GENERAL PLAN 2025 LAND USE ELEMENT**
- A - AGRICULTURAL
 - A/R - AGRICULTURAL/RURAL RESIDENTIAL
 - HR - HILLSIDE RESIDENTIAL
 - SRR - SEMI RURAL RESIDENTIAL
 - VLDR - VERY LOW DENSITY RESIDENTIAL
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 - HDR - HIGH DENSITY RESIDENTIAL
 - VHDR - VERY HIGH DENSITY RESIDENTIAL
 - C - COMMERCIAL
 - CRC - COMMERCIAL REGIONAL CENTER
 - DSP - DOWNTOWN SPECIFIC PLAN
 - OSP - ORANGECREST SPECIFIC PLAN
 - CBUSP - CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN
 - O - OFFICE
 - B/OP - BUSINESS/OFFICE PARK
 - I - INDUSTRIAL
 - MU-N - MIXED USE-NEIGHBORHOOD
 - MU-V - MIXED USE-VILLAGE
 - MU-U - MIXED USE-URBAN
 - PF - PUBLIC FACILITIES/INSTITUTIONAL
 - PR - PRIVATE RECREATION
 - P - PUBLIC PARK
 - OS - OPEN SPACE/NATURAL RESOURCES
 - RAT - KANGAROO RAT HABITAT
 - NSP - NORTHSIDE SPECIFIC PLAN

* SEE TABLE LU-3 (LAND USE DESIGNATIONS) IN GENERAL PLAN SOURCE: CITY OF RIVERSIDE



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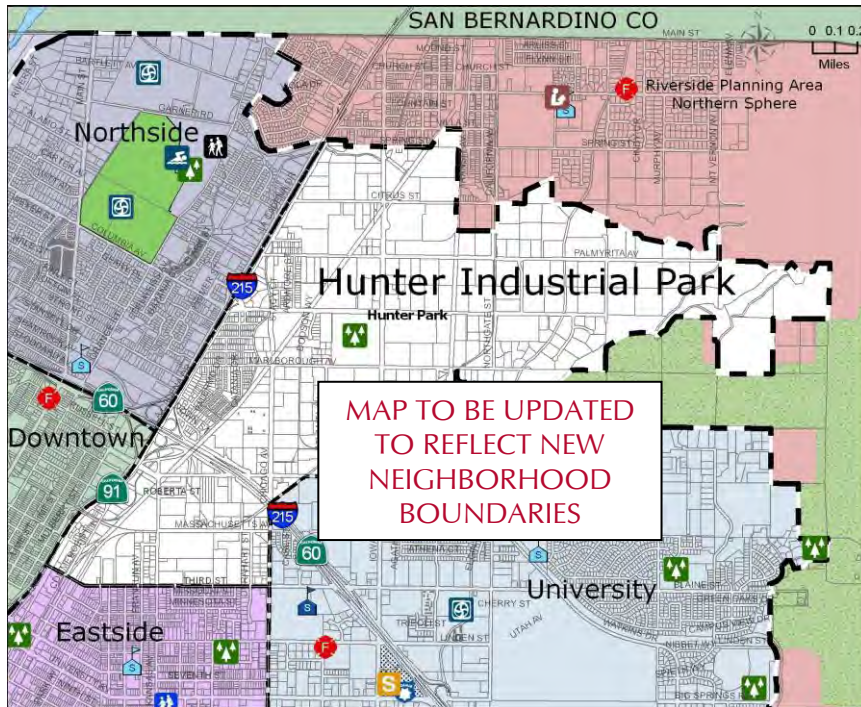
Sources: Esri, Garmin, USGS, NPS

**Figure LU-10
LAND USE
POLICY MAP**

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Pages LU-55 to LU-84 Not A Part



HUNTER INDUSTRIAL PARK



Hunter Industrial Park

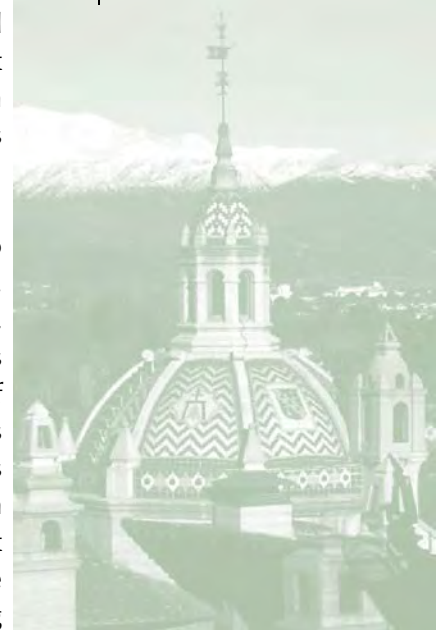
For additional information and Objectives and Policies affecting the Hunter Industrial Park Neighborhood see the following:

“Arroyos” – LU-5.

“Preservation of Industrial Land” – LU-24 and LU-25.

Located near some of Southern California's busiest freeways and key rail lines and a short distance from burgeoning academic and scientific research at the University of California, Riverside, the Hunter Industrial Park area is ideally suited for business park and industrial uses. The thirteen-hundred-acre industrial park is in the City's northeast corner, situated between SR-60 and I-215, the Box Springs Mountain Regional Park and Springbrook Wash. Hunter Industrial Park is currently developing as a major employment center for the City.

A number of buildings developed in this area were dedicated to warehousing and storage uses, attracted by relatively low-cost land. Such buildings produce jobs in relatively low numbers to their size, typically less than one job per one thousand square feet. Riverside's vision of the future recognizes that the City has a limited supply of industrial land. For the City to be able to increase the number of jobs within Riverside, careful and coordinated use of industrial land is essential. Industrial land should be reserved primarily for clean businesses that produce significant numbers of high paying jobs that can employ Riversideans who currently commute west to Orange County and elsewhere for employment. As such, the overriding





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objective for Hunter Industrial Park is push the Park to evolve toward becoming a more significant employment center featuring clean industries, including high-technology and bio-technology, capitalizing upon the talent of the innovative researchers at UCR and Riverside's considerable pool of highly trained residents, many of whom must leave the City to find high-paying employment.

The 1988 Hunter Business Park Specific Plan recognized many of the area's challenges and opportunities and has been amended several times to be more consistent with the City's broader economic goals. The City and Riverside County joined to adopt a redevelopment plan for the Highgrove area, encompassing nearly all of the Hunter Business Park area, as well as lands in Riverside County on the Park's periphery. The key purpose of this redevelopment program is to grow Hunter Business Park into a more mature and evolved economic engine for both the City of Riverside and the surrounding vicinity.

While the area is overwhelmingly dedicated to business and industrial uses, a few areas within the Hunter Industrial Park neighborhood have different uses. Hunter Park, located on Iowa Avenue, provides recreational opportunities and a popular mini-train encircling the park. Residential uses dot the edges of the neighborhood, ~~particularly near the 60/91/215 freeway interchange and the southern boundary near the University neighborhood.~~ An important objective of this Plan is to preserve and protect this intact residential neighborhood.

Further, a portion of the Hunter Business Park neighborhood extends south across the SR-60/I-215 Freeway, north of the Riverside Marketplace. Previously designated for industrial use, this General Plan redesignates the area for Business/Office Park use to be more in scale with the Marketplace, as well to have greater job-generation potential, critical to the nearby Eastside neighborhood and the City as a whole.

The objectives and policies listed below are specific to the Hunter Industrial Park Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.

Objective LU-55: Make Hunter Industrial Park into a major employment center by creating a high quality business park environment that will attract private sector investment and encourage partnerships with regional educational institutions.



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Policy LU-55.1: Recognize different development standards for technology park development, emphasizing high-tech infrastructure and the potential for flexible re-use of buildings.

Objective LU-56: Enhance Hunter Business Park's competitive position in the region.

Policy LU-56.1: Continue to implement the policies of the Hunter Business Park Specific Plan and the improvements scheduled for the Highgrove Redevelopment Area.

Policy LU-56.2: Seek opportunities to annex additional land to the Hunter Business Park, both inside and outside City boundaries, that will provide expanded opportunities for office and industrial development.

Policy LU-56.3: Market and emphasize Hunter Business Park's unique features, including Box Springs Mountain Regional Park, Hunter Park, Springbrook Wash and vistas of the City.

Policy LU-56.4: Recognize Riverside's limited supply of industrial land and give preference to clean industries that create a relatively high number of jobs per square foot.

Objective LU-57: Protect the existing, ~~planned~~ single family residential neighborhoods within and near the Hunter Business Park.

Policy LU-57.1: Avoid industrial rezoning or encroachment of ~~Hunter Business Park's planned and~~ existing single family residential neighborhoods, ~~generally located westerly of La Cadena Drive, southerly of Columbia Avenue, easterly of Riverside Canal and northerly of the I-215.~~



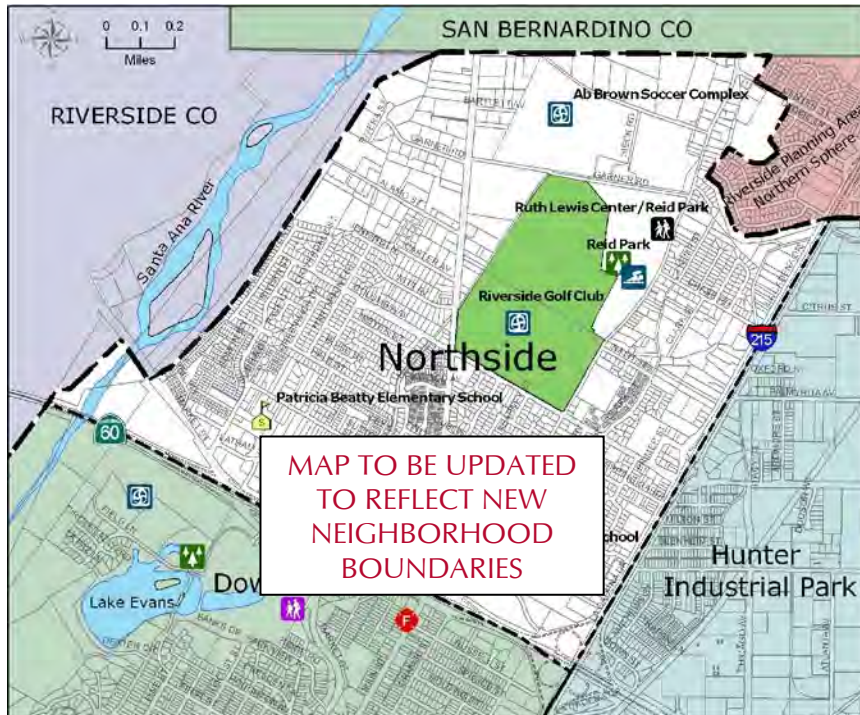
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Pages LU-88 to LU-104 Not A Part

LAND USE AND URBAN DESIGN ELEMENT



Policy LU-69.3: Work cooperatively with the March Joint Powers Authority to ensure compatibility of land uses.

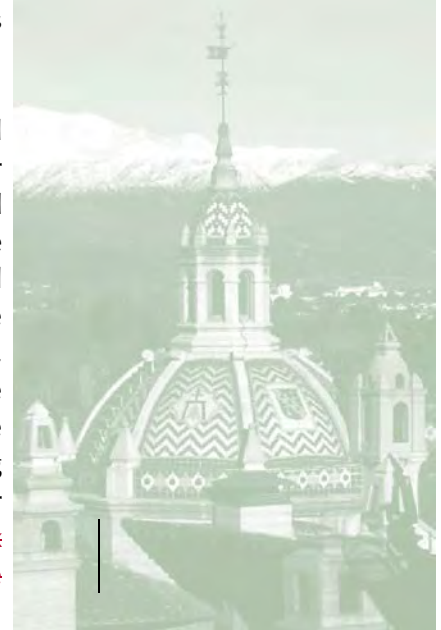
NORTHSIDE



Northside

Separated from the rest of the City by two freeways and bounded on the west by the Santa Ana River, the Northside neighborhood is marked by strong edges and supports a wide mixture of uses.

Although geographically close to Downtown and Hunter Industrial Park, the Northside's boundaries lend the neighborhood a character distinct from its neighbors, with residential uses that include semi-rural homesites, traditional suburban subdivisions and apartments. The neighborhood has significant park and recreation areas and commercial and office development as well. Local residents have ready access to Reid Park, featuring a gymnasium, swimming pool, community center and several outdoor playing fields, as well as the publicly operated Riverside Golf Club. The neighborhood once included the White Sulphur Springs pool located at 3723 Strong Street, a major regional attraction, known for its sparkling clean water and its use in several early Hollywood films. ~~The Northside's complex character is made more intricate by the presence of two large~~





LAND USE AND URBAN DESIGN ELEMENT

~~unincorporated areas along the west and east sides of Reid Park and the Riverside Golf Club.~~

The Northside neighborhood is home to a long-standing homeowners' group, the Northside Improvement Association. This group has been instrumental in providing an effective forum for addressing community concerns. To address both the complexity and importance of this neighborhood, the City adopted a community plan for the Northside in 1991. The Plan proposes ~~d~~ a framework for a distinct, upgraded community identity with improved design and maintenance and an emphasis on the residential nature of the community. The Plan prescribes ~~ds~~ improved development standards, encourages ~~ds~~ higher quality land uses and identified a need to ~~the~~ upgrade and maintain ~~ance of~~ existing uses. It also identifies ~~ds~~ future development needs and ~~sought~~ seeks to preserve the old charm of the City of Riverside. ~~The planning area encompasses not only the unincorporated islands within Riverside County, but also stretches north over the San Bernardino County line to include what was unincorporated land that has since been annexed by the City of Colton.~~ Goals and policies from the 1991 Community Plan are reflected in the objectives and policies below, in Citywide land use and circulation objectives and policies, and in the Implementation Program for the General Plan. ~~Although the 1991 Northside Community Plan was rescinded with the adoption of General Plan 2025 in 2007, the Northside Specific Plan was adopted in 2020 that reflects a current community vision with a foundation based on the Community Plan.~~

For additional information and Objectives and Policies affecting the Northside Neighborhood see the following:

"Santa Ana River" – Introduction, LU-1, LU-2 and OS-7.

"Magnolia Avenue/Market Street" – LU-12 and CCM-3.

"Preservation of Industrial Land" – LU-24 and LU-25.

Consistent with neighborhood goals set forth in prior planning documents, this General Plan focuses on the maintenance and improvement of these major park and recreational facilities, preservation of long-established residential densities and enhancement of the small yet economically successful commercial and industrial sites.

The objectives and policies listed below are specific to the Northside Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.



Objective LU-70: Provide a balanced community with sufficient office, commercial and industrial uses while preserving the single family residential preeminence of the community.

Policy LU-70.1: Commercial uses along West La Cadena Drive should be focused at the Columbia Avenue and West Center Street intersections.

Objective LU-71: Establish the Northside Community as a balanced community in which it is pleasant to live, work and play.

Policy LU-71.1: ~~Policy Removed—Prepare a Specific Plan for the Northside which:~~

- ~~❖ Emphasizes the retention of open space and recreational resources;~~
- ~~❖ Includes the input of the residents and property owners of the Northside Community;~~
- ~~❖ Includes the retention of Reid Park;~~
- ~~❖ Assumes the retention of a public golf course within the Northside Study Area with generous visual access to this feature or comparable open space from the surrounding community. Basic open space relationships should be retained;~~
- ~~❖ Considers alternative land uses for properties surrounding the golf course and Reid Park to optimize compatibility with these recreation facilities;~~
- ~~❖ Retains or relocates the soccer fields to an optimum location;~~
- ~~❖ Provides a detailed evaluation of alternative uses for the Public Utilities Department properties in the City of Colton (i.e., former Pellissier Ranch). The evaluation shall include, but not be limited to, recreational and industrial opportunities; and~~
- ~~❖ Retains the Northside Community Plan Citizens Advisory Committee, or a modified committee of~~





LAND USE AND URBAN DESIGN ELEMENT

~~local citizens, as the review committee for the specific plan.~~

Policy LU-71.2: Retain Fremont Elementary School as the primary focus for elementary education in the Northside. Encourage modest expansion of the site as properties become available, particularly the properties immediately adjacent to the existing parking lots on Orange Street and Main Street. Expansion should allow for site amenities such as parking lot landscaping, improved pedestrian circulation and added parking.

Policy LU-71-3: Retain Reid Park ~~and the golf course~~ to serve neighborhood, community and regional park needs.

Policy LU-71-4: Coordinate trail alignments within the Springbrook Wash and Santa Ana River with the work prepared by the Springbrook Wash Trails Alignment Subcommittee of the Riverside Land Conservancy.

Objective LU-72: Provide for steady change and improvement to an upgraded model community with a distinct identity.

Policy LU-72.1: Engage the City of Riverside and the Counties of Riverside and San Bernardino in cooperation with Northside Citizen groups to launch an aggressive campaign to reinforce building and property maintenance conditions. The campaign should:

- ❖ Emphasize the removal of inoperative vehicles;
- ❖ Encourage property owners to remove junk from yards and replace weeds with more aesthetically pleasing landscaping; and
- ❖ Emphasize the repair of deteriorated structures and the upgrade of structures needing maintenance.

Policy LU-72.2: Site new development to emphasize views out of the Northside area and not block existing views. Lay out subdivisions so that streets emphasize the



LAND USE AND URBAN DESIGN ELEMENT



views. In many cases this means streets should be perpendicular to the view. This visual corridor can also be protected by an open space easement across a portion of the lot.

Policy LU-72.3: Consider establishing SR-60 and Interstate 215 as City of Riverside Scenic Highways.

Policy LU-72.4: Line Main Street with canopy type trees both at the curb edge and in the center median island. These canopy trees will soften the width of the street and reinforce the low density residential goal of the Northside. This will also be in contrast to the palms to be used in a formal pattern to the south of the freeway.

Policy LU-72.5: Encourage appropriate retail opportunities to better serve the Northside Neighborhood.

Policy LU-72.6: Complete roadway improvements needed to ensure adequate access to the Northside Neighborhood to meet the needs of residential, commercial and other users.

Policy LU-72.7: Continue to move all Northside neighborhood utilities underground; seek funding to complete undergrounding from all available sources, including the City of Riverside, Riverside County, assessment districts and CalTrans.

Policy LU-72.8: ~~Policy Removed Encourage appropriate industrial development opportunities.~~

Objective LU-73: Provide for comprehensive development and management of the Northside Community irrespective of political jurisdiction.

Policy LU-73.1: ~~Policy Removed Encourage the City of Riverside, Riverside County and San Bernardino County to study the Northside Community Plan area for possible redevelopment designation(s).~~

Policy LU-72.2: Seek to annex all unincorporated portions of the study area within Riverside County to the City of Riverside. The possibility of a boundary line shift between Riverside and San Bernardino Counties to follow logical geographic limits should continue to





LAND USE AND URBAN DESIGN ELEMENT

be explored as well as other means of cooperation such as a Joint Powers Agreement to unify development opportunities.

Objective LU-74: Preserve and promote the lower density charm of the Northside Community.

Policy LU-74.1: Use tree varieties that provide substantial shade and a canopy effect over the street in new developments and redevelopment projects.

Policy LU-74.2: Encourage the installation of parking lot landscaping on those commercial and industrial properties currently without such amenities. As an incentive for landscaping, the City in co-operation with the County should develop a property rehabilitation program. One source of funds for such a program could be Block Grants.

Policy LU-74.3: Use natural appearing drainage channels of innovative design in the Northside area. Development projects should be required to develop their drainage in natural or semi-natural appearing channels.

Policy LU-74.4: Preserve large groupings of existing trees that add visual interest to the area. Such tree groupings should be preserved as part of development projects or road widenings whenever possible.

Policy LU-74.5: Land use interfaces between residential and commercial or industrial properties should receive special design consideration to protect the scenic integrity of the residential neighborhood.



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Pages LU-111 to LU-133 Not A Part



LAND USE AND URBAN DESIGN ELEMENT

Table LU-3
Land Use Designations

Land Use	Maximum du/acre(a) or FAR/acre(b)	Typical du/acre(a) or FAR/acre(b)	Maximum Population Density(c)	Primary Intent of Land Use Designations
Residential Land Uses				
Agricultural/Rural Residential (A/RR)	0.20 du/acre	0.20 du/acre	0.6 persons/acre	Implement Proposition R and Measure C; allow for residential use on large agricultural and citrus parcels
Hillside Residential (HR)	0.50 du/acre; 0.63 du/acre w/PRD	0.50 du/acre	1.5 persons/acre 1.89 persons/acre w/PRD	Implement Proposition R and Measure C; allow for sensitive development of residential homes where slopes exceed 15%
Semi-Rural Residential (SRR)	2.1 du/acre 3.3 du/acre w/PRD	1.5 du/acre	6.3 persons/acre 9.9 persons/ acre w/PRD	Single family with emphasis on animal keeping
Very Low Density Residential (VLDR)	2.0 du/acre 3.2 du/acre w/PRD	1.5 du/acre	6 persons/acre 9.6 persons/ acre w/PRD	Single family, large lot residential
Low Density Residential (LDR)	4.1 du/acre 6 du/acre w/PRD	3 du/acre	12.3 persons/acre 18 persons/ acre w/PRD	Single family, large lot residential uses
Medium Density Residential (MDR)	6.2 du/acre; 8 du/acre w/PRD	5.5 du/acre	18.6 persons/acre 24 persons/ acre w/PRD	Single-family residential uses
Medium-High Density Residential (MHDR)	14.5 du/acre	12 du/acre	43.5 persons/acre	Single family, small lot residential uses
High Density Residential (HDR)	29 du/acre	20 du/acre	87 persons/acre	Multi-family, condominiums and apartments
Very High Density Residential (VHDR)	40 du/acre	30 du/acre	120 persons/acre	Multi-family, condominiums and apartments

LAND USE AND URBAN DESIGN ELEMENT



Table LU-3
Land Use Designations

Land Use	Maximum du/acre(a) or FAR/acre(b)	Typical du/acre(a) or FAR/acre(b)	Maximum Population Density(c)	Primary Intent of Land Use Designations
Commercial Land Uses				
Commercial (C)	0.50 FAR	0.30 FAR	N/A	Retail shops, services and other similar commercial development
Commercial Regional Center (CRC)	0.50 FAR	0.25 FAR	N/A	Large, regionally serving retail, service and office uses
Office (O)	1.0 FAR	.65 FAR	N/A	Office Uses
Business/Office Park (B/OP)	1.50 FAR	1.15 FAR	N/A	Research/development and related flexible space; laboratories, offices; support commercial and light industrial uses
Industrial (I)	0.60 FAR	0.40 FAR	N/A	Manufacturing and wholesaling; support commercial uses; limited large warehouse and distribution facilities only at specific locations
Mixed Uses				
Downtown Specific Plan (DSP)	Various			Implementation of the Downtown Specific Plan
Northside Specific Plan (NSP)	Various			Implementation of the Northside Specific Plan
Orangecrest Specific Plan (OSP)	Various			Implementation of the Orangecrest Specific Plan
Mixed Use - Neighborhood (MU-N)	10 du/acre 1.0 FAR	5 du/acre .35 FAR	30 persons/acre	Neighborhood mixed-use; retail, office and residential uses. Horizontal integration as primary development pattern, with
Mixed Use - Village (MU-V)	30/40 du/acre (d) 2.5 FAR	20 du/acre 2.0 FAR	90/120 persons/acre	Village mixed-use: retail, office and residential uses in same building; horizontal integration as appropriate; 2-3 stories in height
Mixed Use - Urban (MU-U)	40/60 du/acre(d) 4.0 FAR	30 du/acre 2.0 FAR	120/180 persons/acre	Activity center/activity node mixed-use: retail, office and residential uses in same building or horizontal integration on same parcel; 3- 4 stories in height; emphasis on entertainment, employment and student- oriented uses



LAND USE AND URBAN DESIGN ELEMENT

Table LU-3
Land Use Designations

Land Use	Maximum du/acre(a) or FAR/acre(b)	Typical du/acre(a) or FAR/acre(b)	Maximum Population Density(c)	Primary Intent of Land Use Designations
Community Amenities and Support				
Agricultural (A)	0.20 du/acre	0.20 du/acre	.6 persons/acre	Agricultural production; incidental residential uses
Public Park (P)	N/A	N/A	N/A	Public parks and associated facilities
Private Recreation (PR)	N/A	N/A	N/A	Provide opportunities for primarily outdoor recreation, such as golf courses, equestrian centers, amusement parks
Open Space/Natural Resources (OS)	N/A	N/A	N/A	Protection of natural resources, creeks, hillsides, arroyos and other sensitive areas
Public Facilities Institutional (PF)	1.0 FAR	0.20 FAR	N/A	Educational facilities, libraries, governmental uses, utilities and other community supportive functions

du = Dwelling Units FAR = Floor Area Ratio

Notes:

- a) Residential densities are based on gross acreage, which includes streets. Example: 500 dwelling units (du) on a total of 100 acres (streets included) is equal to $500 \text{ du} \div 100 \text{ acres} = 5 \text{ du/gross acre}$.
- b) The floor area ratio (FAR) is the area of the building or buildings on a site or lot divided by the area of the site or lot. Example: $20,000 \text{ square feet floor area} \div 80,000 \text{ square feet of site area} = \text{a FAR of } .25$.
- c) Government Code Section 65302(a) requires a General Plan to state projected population for residential land uses. The intensities indicated here assume an average household size of 3.0 persons, per the Department of Finance.
- d) The higher residential densities are permissible under certain circumstances along Magnolia and University Avenues. See the description of Mixed Use- Village and Mixed Use - Urban below for more information.



Most notably, the Land Use Map also includes three mixed-use land use categories, ranging from lowest intensity (Mixed Use-Neighborhood) to the highest intensity (Mixed Use-Urban) These categories are extremely important for achieving much of Riverside's vision of more vibrant activity centers, revitalization of underutilized areas and a reduction in sprawling development. All of the land use designations are described in greater detail below.

SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATIONS

Agricultural/Rural Residential (A/RR)

The Agricultural/Rural Residential designation is intended to provide for extremely low density residential uses (1 unit per 5 acres) so as to allow agricultural (particularly citrus) uses to continue. This designation is intended to further the intent of Proposition R and Measure C, which were approved by Riverside voters in 1979 and 1987, respectively. The designation is applied to two large areas within the City - most of the Arlington Heights Neighborhood and the northern portion of La Sierra Acres (Rancho La Sierra).

Hillside Residential (HR)

The Hillside Residential designation is designed to limit development of Riverside's ecologically sensitive and visually prominent hillside areas. This designation has been applied to most hillside areas where slopes exceed fifteen percent and allows a maximum residential intensity of 0.63 units per acre with a Planned Residential Development (PRD) permit. Per the intent of Proposition R and Measure C, this designation is applied to numerous hillside areas throughout the City; significant portions of La Sierra Hills, Alessandro Heights and Hawarden Hills are under this designation. Clustered development under a Planned Residential Development permit (PRD) is consistent with this designation.

Semi-Rural Residential (SRR)

This designation is applied in areas that have historically fostered large-lot single family development while allowing enough space for animal keeping as an auxiliary use. A maximum density of 2.1 dwelling units per acre ensures that most properties have the capacity to accommodate one or more horses or other animals.¹² This designation is primarily applied to the central portion of the La Sierra neighborhood and provides a lifestyle option unique for a City of

¹² Greater densities, up to a maximum of 3.3 dwelling units per acre, can be achieved with a Planned Residential Development Permit





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Riverside’s size.

Very Low Density Residential (VLDR)

The Very Low Density Residential provides a maximum residential density comparable to Semi-Rural Residential (2.0 dwelling units per acre) but is intended for areas where animal keeping is not foreseen.

Low Density Residential (LDR)

The Low Density Residential designation provides for the development of large lot single family homes at a maximum density of 4.1 dwelling units per acre and 6.0 dwelling units per acre, with a Planned Residential Development (PRD) permit. Lands in this designation are developed or to be developed with the full range of urban services available in the City.

Medium Density Residential (MDR)

The Medium Density Residential designation provides for the development of single-family homes, town houses and row houses. The designation allows a maximum of 6.2 dwelling units per acre, or up to 8.0 dwelling units per acre when associated with a Planned Residential Development (PRD) permit.

Medium-High Density Residential (MHDR)

The Medium-High Density Residential designation provides for the development of small-lot single family homes, town houses, row houses and permanent-style mobile home parks. Multi-family units, particularly condominiums and small apartments, are also allowable. This designation allows a maximum density of 14.5 dwelling units per acre.

Objective LU-89: Accommodate flexible design to provide for superior development in single family residential developments based upon good planning principles and to promote the general welfare of the neighborhood and maximum benefit to the environment.

Policy LU-89.1: Permit the density transfer between land use designations within the same single family residential development as necessary to provide for superior development. As an example, but not necessarily limited to, such transfers are desirable where density is transferred from steep, hillside land to flatter,





less visually sensitive properties and where significantly less grading will result. In the case of such a density transfer, the overall maximum density shall not exceed that otherwise permitted by the General Plan designation(s) (see Titles 18 and 19 for further discussion on this topic).

MULTI-FAMILY RESIDENTIAL LAND USE DESIGNATIONS

High Density Residential (HDR)

The High Density Residential designation provides for the development of row houses, condominiums and apartments. Senior housing and multifamily clusters are also allowable. The designation allows a maximum of 29.0 dwelling units per acre.

Very High Density Residential (VHDR)

The Very High Density Residential designation provides for the development of row houses, condominiums and apartments. Student housing, senior housing and multifamily clusters are also allowable. The designation allows a maximum of 40.0 dwelling units per acre.

COMMERCIAL AND INDUSTRIAL LAND USE DESIGNATIONS

Commercial (C)

The Commercial designation provides for retail, sales, service and office uses that serve multiple neighborhoods within the City. The majority of commercial land in Riverside is designated Commercial. The maximum development intensity is a floor-area ratio of 0.50.

Commercial Regional Center (CRC)

The Commercial Regional Center designation provides for large, regionally-serving retail, service and office uses but may include smaller retail or commercial uses. The Riverside Auto Center, Riverside Plaza, Town Centre and the Galleria at Tyler area are designated Commercial Regional Center. The maximum development intensity is a floor-area ratio of 0.50. The maximum allowable development intensity of Commercial Regional Center is equal to that of Commercial; lands in the Commercial Regional Center area are mostly reserved for commercial enterprises that will draw customers from a much wider area and as such, typically have different access, parking,





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loading and related needs than a typically smaller Commercial development.

Office (O)

The Office land use designation provides space for a variety of different office uses, including general business and medical offices. Supportive retail and commercial uses, such as mailing centers, cafes, and restaurants, would support the offices in this designation. The maximum development intensity is a floor-area ratio of 1.0.

Business/Office Park (B/OP)

The Business/Office Park designation provides for single or mixed light industrial uses that do not create nuisances due to odor, dust, noise or heavy truck traffic. Suitable uses include corporate and general business offices, supportive retail and commercial uses, research and development, light manufacturing, light industrial and small warehouse uses (up to 10,000 square feet per site). Although most business parks are controlled through deed restrictions or single ownership of multi-tenant space, business park standards can be applied to existing parcels in separate ownership. Common features of business parks are high quality design, building materials, landscaping and absence of nuisances. The maximum intensity of development is a floor-area ratio of 1.5.

Industrial (I)

The Industrial land use designation provides for uses such as large-scale building materials sales, light manufacturing, distribution, warehousing and wholesaling that would generally not be appropriate in more restrictive designations because of potential nuisance factors, plus supportive retail and commercial uses. The maximum intensity of development is a floor-area ratio of 0.6.

MIXED USE DESIGNATIONS

Downtown Specific Plan (DSP)

The City of Riverside adopted the Downtown Specific Plan in 2002. The Specific Plan includes a land use designation overlay that is based upon Downtown's identified districts. The Downtown Specific Plan includes a wide spectrum of allowable uses and intensities. Residential densities range from Medium to Very High, depending upon specific location. Office, commercial and public facilities uses, all in a wide range of allowable intensities, are also features of the Downtown Specific Plan.





Northside Specific Plan (NSP)

The Northside Specific Plan has been designed to accommodate a safe, healthy and balanced community celebrating the history and culture of the greater Riverside area. Residential, commercial, employment and agriculture will be linked together through safe streets, connected trails, greenbelts, and bicycle corridors and result in a unique community in Riverside, Colton, and County of Riverside. The Specific Plan identifies ways to provide recreation and open space for the Northside neighborhood and region.

Orangecrest Specific Plan (OSP)

The Orangecrest Specific Plan is established to create a diverse area where people live, shop and enjoy recreational facilities. Adopted in 1985, the plan includes low to medium density residential uses, interspersed with large areas of public park, public facilities/institutions and commercial uses.

Mixed Use-Neighborhood (MU-N)

The Mixed-Use Neighborhood designation provides for opportunities for primarily neighborhood-serving commercial uses with limited low intensity residential uses in a mixed-use environment. This designation is intended to preserve the existing housing stock and residential character of neighborhoods while allowing for the development of new housing opportunities, fostering adaptive reuse of underutilized property and encouraging pedestrian-oriented retail and commercial service uses. The focus of the development and design standards is on ensuring that new and infill development are distributed and designed in a manner sensitive in scale and design to the street environment and adjacent single-family residential areas. The maximum allowable intensity for the commercial component is 1.0 FAR; for any residential component, the maximum density is ten dwelling units per acre.

Mixed Use-Village (MU-V)

The Mixed-Use Village designation provides for medium to high density residential development with retail, office and service uses primarily at the street level to facilitate a pedestrian environment. This designation is intended to encourage new housing opportunities, such as live/work units and residential over retail, which are proximate to commercial services and promote pedestrian activity. Plazas, courtyards, outdoor dining and other public gathering spaces and community amenities are strongly encouraged. The focus of the development and design standards is on landscaping and buffering techniques to provide transitions from developed commercial areas to





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lower density residential neighborhoods. The maximum allowable intensity for the commercial component is 2.5 FAR; for any residential component, the maximum density is thirty dwelling units per acre.

Higher residential densities are permissible for Mixed-Use Village projects that have the potential to serve as transit-oriented developments. Proposed projects within one-half of a mile of a transit stop along Magnolia or University Avenues may have a residential density of up to forty dwelling units per acre with a maximum total permissible FAR of 2.5.

Mixed Use-Urban (MU-U)

The Mixed-Use Urban Designation provides opportunities for primarily high-density residential development with commercial, office, institutional and business uses emphasizing retail, entertainment and student-oriented activities. Such development is intended to facilitate the grouping of innovative housing options with employment uses, entertainment activities and public gathering spaces and other community amenities. Well-functioning transit-oriented developments (or TODs) will typically need to be constructed to this higher intensity of development. The focus of the development and design standards is on ensuring large-scale mixed-use projects are functionally integrated through the relationships between location and types of uses and structures, the efficient use of land, optimal site planning and design elements. The maximum allowable intensity for the commercial component is 4.0 FAR; for any residential component, the maximum density is forty dwelling units per acre.

Higher residential densities are permissible for Mixed-Use Urban projects that have the potential to serve as transit-oriented developments. Proposed projects within one-half of a mile of a transit stop along Magnolia or University Avenues may have a residential density of up to sixty dwelling units per acre with a maximum total permissible FAR of 4.0.

COMMUNITY AMENITIES AND SUPPORT DESIGNATIONS

Agriculture (A)

The Agriculture designation provides lands for the managed production of natural resources and agricultural land intended to remain in production during the General Plan planning period. Incidental residential uses are permitted at a maximum density of 0.2 dwelling units per acre.





Public Parks (P)

The Public Parks designation is assigned to City, regional and state owned park areas. Activity areas that may be developed include large multipurpose fields for community events and informal recreation, areas for active sports play, tot lots, picnic areas, multipurpose sports fields and courts, public golf courses, concessions, community event space, outdoor amphitheaters, nature study centers, maintenance/support facilities and caretaker facilities.

Private Recreation (PR)

The Private Recreation designation is applied to such areas as private golf courses, equestrian centers and amusement parks that provide opportunities for primarily outdoor recreation. Allowable uses are similar in nature to those permitted in public parks, but are not under the public domain.

Open Space/Natural Resources (OS)

The Open Space/Natural Resources designation provides lands, both private and public as shown on the Land Use Map, for the preservation of natural resources, hillsides and creeks; as well as open space for the protection of public health and safety, including floodways and stormwater retention areas.

Public Facilities and Institutional Uses (PF)

The Public Facilities and Institutional Uses designation provides for schools, hospitals, libraries, utilities, the municipal airport (precise uses for the airport property are defined in the Airport Master Plan), institutional offices (e.g., religious, educational, social or similar organizations), and government institutions. Religious assembly and day care uses may be allowed within this designation. Specific sites for public/semipublic uses are subject to discretionary approval under the Zoning Ordinance. The maximum intensity of development is a floor-area ratio of 1.0.

IMPLICATIONS OF LAND USE POLICY

The land use changes called for in this Land Use and Urban Design Element, will, if fully implemented by the City of Riverside, lead to population and housing increases within the City.

In 2003, the City of Riverside's population was estimated to be 274,071 by the California State Department of Finance. This





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population was housed in an estimated 90,511 housing units, yielding just over 3 people per household.

This General Plan introduces four new designations that will enable significant increases in housing and population to occur, but in a focused manner that makes more efficient use of existing urban infrastructure. The three new mixed-use designations (Mixed Use Neighborhood, Mixed Use - Village and Mixed Use - Urban) along with the new Very High Density Residential designation, are intended to permit growth focused on infill areas along the City's major transportation corridors.

Siting mixed-use development, which can combine residential, commercial and office uses, along existing transportation corridors, affords tremendous opportunities to reduce dependency on the automobile and saves the City the cost of extending urban services into undeveloped areas.

The primary tools Riverside will use to implement land use policy are the Zoning Code (Title 19 of the Riverside Municipal Code) and the Subdivision Code (Title 18 of the Riverside Municipal Code). Table LU-4 indicates the amount of property designated in each land use category **at the time of the adoption of the General Plan in 2007. Since 2007, there have been incremental land use amendments that continually affect these numbers.**

Table LU-5 includes zoning designations that will help implement the General Plan and Zoning Code. Table LU-6 ensures that any development proposal before the City, which is allowed in its adopted Zone, has been assessed as consistent with the adopted General Plan Land Use Designation. Table LU-7 includes specific criteria that can also be used to determine consistency for a development project. Each of the General Plan's applicable Objectives and Policies must be consistent (or not applicable) for the project to be deemed consistent.



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Table LU-4
2007 Planned Land Uses

Land Use Category		Net Acreage in the City	Percent of Total City Acres
A/RR	Agricultural/Rural Residential	5,116	11.7639%
HR	Hillside Residential	4,061	9.3380%
SRR	Semi-Rural Residential	1,227	2.8214%
VLDR	Very Low Density Residential	1,327	3.0513%
LDR	Low Density Residential	2,563	5.8934%
MDR	Medium Density Residential	10,877	25.0109%
MHDR	Medium High Density Residential	665	1.5291%
HDR	High Density Residential	856	1.9683%
VHDR	Very High Density Residential	108	0.2483%
Total Residential		26,800	61.6248%
C	Commercial	1,415	3.2537%
CRC	Commercial Regional Center	228	0.5243%
O	Office	293	0.6737%
Total Commercial and Office		1,936	4.4517%
B/OP	Business Office Park	3,953	9.0897%
I	Industrial	582	1.3383%
Total Industrial/Office Park		4,535	10.4279%
DSP	Downtown Specific Plan	433	0.9957%
OSP	Orangecrest Specific Plan	7	0.0161%
Total Downtown Specific Plan		440	1.0118%
MU-N	Mixed Use Neighborhood	68	0.1564%
MU-V	Mixed Use Village	490	1.1267%
MU-U	Mixed Use Urban	275	0.6323%
Total Mixed Use		833	1.9154%



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Table LU-4
2007 Planned Land Uses

Land Use Category		Net Acreage in the City	Percent of Total City Acres
A	Agricultural	0	0.0000%
P	Public Park	3,211	7.3835%
PR	Private Recreation	856	1.9683%
OS	Open Space/Natural Resources	931	2.1408%
PF	Public Facilities Institutional	3,947	9.0759%
RAT	Kangaroo Rat Habitat	0	0.0000%
Total Community Amenities and Support		8,945	20.5684%
City Net Total⁽¹⁾		43,489	100.0000%

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Table LU-5
Zoning/General Plan Consistency Matrix

General Plan Land Use Designation	GP Symbol	Zone Symbol ¹	Zoning Designation
Single-Family Residential Land Use Designations			
Agricultural/Rural Residential (Max. 0.20 du/acre)	A/RR	RA-5	Residential Agriculture
Hillside Residential (Max. 0.63 du/acre)	HR	RC	Residential Conservation
Semi-Rural Residential (Max. 3.3 du/acre)	SRR	RR RE R-1-1/2 acre	Rural Residential Residential Estate R-1-1/2 acre – Single Family
Very Low Density Residential (Max. 3.2 du/acre)	VLDR	RE R-1-1/2 acre	Residential Estate R-1-1/2 acre – Single Family
Low Density Residential (Max. 6.0 du/acre)	LDR	RR RE R-1-1/2 acre R-1-13000 R-1-10500 CS	Rural Residential Residential Estate R-1-1/2 acre – Single Family R-1-13000 – Single Family R-1-10500 – Single Family Commercial Storage Overlay
Medium Density Residential (Max. 8.0 du/acre)	MDR	RE R-1-1/2 acre R-1-13000 R-1-10500 R-1-8500 R-1-7000 CS MH	Residential Estate R-1-1/2 acre – Single Family R-1-13000 – Single Family R-1-10500 – Single Family R-1-8500 – Single Family R-1-7000 – Single Family Commercial Storage Overlay Mobile Home Park
Multi-Family Residential Land Use Designations			
Medium-High Density (Max. 14.5 du/acre)	MHDR	R-1-7000 R-3-4000 R-3-3000 CS	R-1-7000 Single Family R-3-4000 – Multi-family R-3-3000 – Multi-family Commercial Storage Overlay
High Density Residential (Max. 29 du/acre)	HDR	R-3-4000 R-3-3000 R-3-2500 R-3-2000 R-3-1500 CS	R-3-4000 – Multi-family R-3-3000 – Multi-family R-3-2500 – Multi-family R-3-2000 – Multi-family R-3-1500 – Multi-family Commercial Storage Overlay
Very High Density Residential (Max. 40 du/acre)	VHDR	R-4	R-4 – Multi-family



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General Plan Land Use Designation	GP Symbol	Zone Symbol ¹	Zoning Designation
Commercial and Industrial Land Use Designations			
Commercial (Max. 0.50 FAR/acre)	C	CR CG CS NC	Commercial Retail Commercial General Commercial Storage Overlay Neighborhood Commercial Overlay
Commercial Regional Center (Max. 0.50 FAR/acre)	CRC	CR CG CRC	Commercial Retail Commercial General Commercial Regional Center
Office (Max. 1.0 FAR/acre)	O	O CS	Office Commercial Storage Overlay
Business/Office Park (Max. 1.50 FAR/acre)	B/OP	BMP AI CS O	Business and Manufacturing Park Air Industrial Commercial Storage Overlay Office
Industrial (Max. 0.60 FAR/acre)	I	I CS AIR	General Industrial Commercial Storage Overlay Airport Zone
Mixed Use Designations			
Downtown Specific Plan (Various du and FAR/acre)	DSP	DSP	Downtown Specific Plan
Northside Specific Plan (Various du and FAR/acre)	NSP	NSP	Northside Specific Plan
Orangecrest Specific Plan (Various du and FAR/acre)	OSP	OSP	Orangecrest Specific Plan
Mixed Use – Neighborhood (Max. 10 du/acre, 1.0 FAR/acre)	MU-N	MU-N R-1-13000 R-1-10500 R-1-8500 R-1-7000 CR NC	Mixed Use – Neighborhood R-1-13000 – Single Family R-1-10500 – Single Family R-1-8500 – Single Family R-1-7000 – Single Family Commercial Retail Neighborhood Commercial Overlay

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General Plan Land Use Designation	GP Symbol	Zone Symbol ¹	Zoning Designation
Mixed Use – Village (Max. 30/40 ² du/acre, 2.5 FAR/acre)	MU-V	MU-V R-3-4000 R-3-3000 R-3-2500 R-3-2000 R-3-1500 R-4 CR CG NC	Mixed Use – Village R-3-4000 – Multi-family R-3-3000 – Multi-family R-3-2500 – Multi-family R-3-2000 – Multi-family R-3-1500 – Multi-family R-4 – Multi-family Commercial Retail Commercial General Neighborhood Commercial Overlay
Mixed Use – Urban (Max. 40/60 ² du/acre, 4.0 FAR/acre)	MU-U	MU-U R-3-4000 R-3-3000 R-3-2500 R-3-2000 R-4 CR CG NC	Mixed Use – Urban R-3-4000 – Multi-family R-3-3000 – Multi-family R-3-2500 – Multi-family R-3-2000 – Multi-family R-4 – Multi-family Commercial Retail Commercial General Neighborhood Commercial Overlay
Community Amenities and Support Designations			
Agriculture (Max. 0.20 du/acre)	A	RA-5	Residential Agriculture
Public Parks	P	All Zones	Public Facilities
Private Recreation	PR	All Zones per the Requirements of Title 19	Public Facilities
Open Space/Natural Resources	OS	PF	Public Facilities
Public Facilities and Institutional Uses (Max. 1.0 FAR/acre)	PF	PF AIR O	Public Facilities Airport Office



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General Plan Land Use Designation	GP Symbol	Zone Symbol ¹	Zoning Designation
All General Plan Land Use Designations		RW Y AP X S SP WC	Railway Airport Protection Overlay Building Setback Overlay Story Overlay Specific Plan Overlay Water Course Overlay
<p>¹ Airport Land Use Compatibility Plan (ALUCP) – If proposed development is within an ALUCP Compatibility zone, additional analysis is required to determine whether the proposal complies with ALUCP criteria. If the site is within an Airport Influence Area, some of the uses permitted or conditionally permitted in the City Zone(s) listed here may not be permissible or maybe subject to additional restrictions on density or intensity. See Chapter 19.149 of the Riverside Municipal Code and the applicable ALUCP for additional information.</p> <p>² See Table LU-3 (Land Use Designations)</p>			

Table LU-6
Consistency Quick Check

Quick Check Questions		Consistency Quick Check	
		Yes	No
1.	Is the use permitted in the site's current zoning designation?	Go to Question 2	Rezoning required
2.	Is the proposed use permitted or conditionally permitted in a zone that is consistent with the site's General Plan land use designation, per LU-5?	Consistent ¹	Go to Table LU7 - Consistency Criteria
<p>¹ Airport Land Use Compatibility Plan (ALUCP) – If proposed development is within an ALUCP Compatibility zone, additional analysis is required to determine whether the proposal complies with ALUCP criteria. If the site is within an Airport Influence Area, some of the uses permitted or conditionally permitted in the City Zone(s) listed here may not be permissible or maybe subject to additional restrictions on density or intensity. See Chapter 19.149 of the Riverside Municipal Code and the applicable ALUCP for additional information.</p>			

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Table LU-7
Consistency^{1,2} Criteria

THE PROJECT...		GENERAL PLAN REFERENCES	
1.	Adheres to and aligns with Smart Growth Principles	Objectives	LU-8
		Policies	N/A
2.	Creates a landmark or gateway to the City that improves the character and identify of Riverside	Objectives	LU-21
		Policies	LU-21.1 LU-48.3
3.	Accommodates flexible design that results in superior development that goes beyond the required development standards	Objectives	LU-89
		Policies	LU-89.1
4.	Contributes to a high-quality, livable neighborhood that includes maintained housing, public services, and open space	Objectives	H-1
		Policies	N/A
5.	Includes uses that will serve with surrounding neighborhoods while minimizing impacts	Objectives	LU-9
		Policies	N/A
6.	Uses land effectively by including compact building design, infill development, and increased density	Objectives	N/A
		Policies	LU-8.1 LU-8.2
7.	Provides for diverse housing types and affordability levels	Objectives	H-2
		Policies	N/A
8.	Complements and serves existing residential areas	Objectives	N/A
		Policies	LU-9.7
9.	Includes a mix of land uses on underutilized urban parcels	Objectives	N/A
		Policies	LU-48.3 LU-48.6 LU-67.4 LU-78.5
10.	Includes pedestrian-oriented retail, restaurant, entertainment and service uses to create activity nodes	Objectives	N/A
		Policies	LU-58.1 LU-75.3
11.	Enhances and highlights historic sites along the “L” Corridor, including landmark buildings/landscapes, cultural resources, and historic districts	Objectives	N/A
		Policies	LU-12.3
12.	Creates a commercial center with pedestrian and parking that includes unique building and landscape design across all parcels	Objectives	N/A
		Policies	LU-9.5
13.	Provides bicycle and pedestrian usage along major parkways	Objectives	N/A
		Policies	LU-11.3
14.	Supports alternating land uses along major arterials that support “nodes” of commercial development at key locations	Objectives	N/A
		Policies	LU-9.6
15.	Aligns with all applicable Corridor, Parkway, Neighborhood Plan, and Specific Plan objectives/policies	Objectives	LU-30
		Policies	LU-30.3 LU-30.6



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Table LU-7
Consistency^{1,2} Criteria

THE PROJECT...		GENERAL PLAN REFERENCES	
16.	Promotes and supports public multi-modal transportation that connects activity centers in the region	Objectives	CCM-9 CCM-11
		Policies	CCM-9.1 CCM-9.5 CCM-9.6 CCM-9.7 CCM-9.8 CCM-9.9
17.	Implements regional and inter-jurisdictional transportation plans	Objectives	CCM-5
		Policies	CCM-5.1 CCM-5.2 CCM-5.5
18.	Facilitates the movement of goods while protecting existing residential neighborhoods from operations and rail service	Objectives	CCM-12
		Policies	CCM-12.1 CCM-12.2 CCM-12.3 CCM-12.4 CCM-12.5
19.	Reduces vehicle miles traveled and daily peak hour vehicular trips	Objectives	N/A
		Policies	CCM-6.1
20.	Incorporates bicycle racks and facilities and trails for both cyclists and pedestrians	Objectives	N/A
		Policies	LU-4.5 CCM-10.1 CCM-10.2
21.	Provides parking on-site while seeking opportunities for shared parking	Objectives	N/A
		Policies	CCM-13.1 CCM-13.4
22.	Preserves and protects prominent ridgelines or hillsides	Objectives	LU-3 LU-4
		Policies	LU-3.1 LU-3.2
23.	Preserves and protects the natural integrity of Riverside's arroyos	Objectives	LU-5
		Policies	LU-5.1 LU-5.2 LU-5.3 LU-5.4 LU-5.5
24.	Preserves and protect existing agricultural lands, particularly within the greenbelt area	Objectives	LU-6
		Policies	LU-6.1 LU-6.2 LU-6.3

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Table LU-7
Consistency^{1,2} Criteria

THE PROJECT...		GENERAL PLAN REFERENCES	
			LU-6.4
25.	Preserves and protects native wildlife, plant habitats and endangered species	Objectives	LU-7
		Policies	LU-7.1
			LU-7.2 LU-7.3
26.	Contributes to economic development and sustainability	Objectives	H-2
		Policies	N/A
27.	Increases the City's industrial land base in a logical and physically compatible location	Objectives	LU-24 LU-25
		Policies	LU-24.1
			LU-24.2
LU-24.3			
LU-24.4			
28.	Supports the long term viability of airport facilities by increasing business, retail, and corporate usage.	Objectives	LU-23
		Policies	LU-23.1
29.	Supports and is consistent with the Airport Land Use Compatibility plan for the long term viability of airport facilities	Objectives	LU-22
		Policies	LU-22.3 LU-22.5
<p>¹ Airport Land Use Compatibility Plan (ALUCP) – If proposed development is within an ALUCP Compatibility zone, additional analysis is required to determine whether the proposal complies with ALUCP criteria. If the site is within an Airport Influence Area, some of the uses permitted or conditionally permitted in the City Zone(s) listed here may not be permissible or maybe subject to additional restrictions on density or intensity. See Chapter 19.149 of the Riverside Municipal Code and the applicable ALUCP for additional information.</p> <p>² Industrial uses in a Residential zone are not consistent. Residential uses in the Industrial Zone are not consistent.</p>			