INFILL DEVELOPMENT AND SMALL LOT SUBDIVISION ORDINANCE WORKSHOP

Community & Economic Development Department

Planning Commission
Agenda Item: 7
May 23, 2024

BACKGROUND

September 2019:
City received Senate Bill (SB) 2 Funds to pursue projects that facilitate and streamline housing production

October 2021:
6th Cycle Housing Element Adopted including action policies for infill development

July 24, 2023:
HHC Meeting: Infill housing strategies presented to Committee

August 17, 2023:
CPC Workshop: Infill housing strategies presented

November 27, 2023:
Update HHC on infill strategies including Small Lot Subdivision, Density Transfer Programs and a complete draft Infill Development Ordinance

OVERVIEW

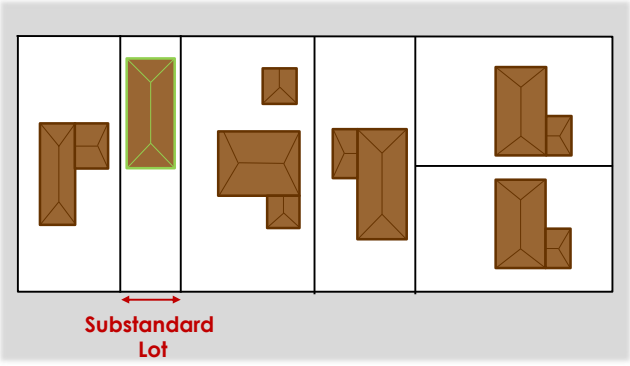
Planning Commission Workshop

- Provide an overview of existing policy
- Discuss proposed amendments
- Outline where Planning Commission direction is needed

BACKGROUND

WHAT ARE INFILL DEVELOPMENT STANDARDS?

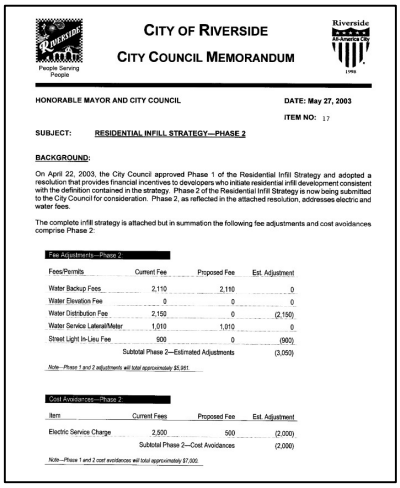
- Creates flexibility in the Zoning Code to allow for development of existing substandard lots
- Reduces need for Variances to accommodate development on smaller lots



DRAFT INFILL DEVELOPMENT ORDINANCE

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

People Serving People

HONORABLE MAYOR AND CITY COUNCIL

DATE: May 27, 2003
ITEM NO: 17

SUBJECT: RESIDENTIAL INFILL STRATEGY—PHASE 2

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	1,010	1,010	0
Street Light In-Lieu Fee	900	0	(900)
		Subtotal Phase 2—Estimated Adjustments	(3,050)

Note—Phase 1 and 2 adjustments 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 $7,000.

DRAFT INFILL DEVELOPMENT ORDINANCE

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

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

Residential Development Standards: R-3 and R-4 Zone Lots Less than 21,780 Square Feet

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:
1. 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.
2. 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.

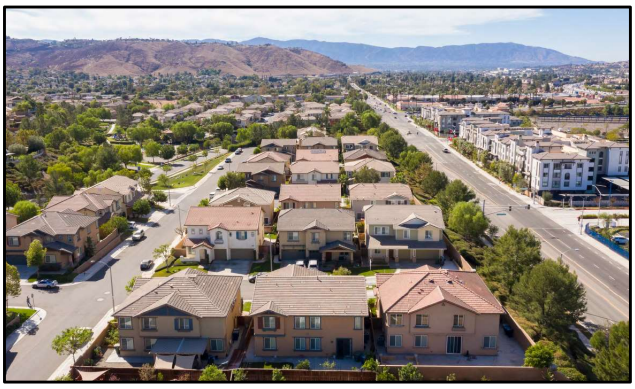
CHAPTER 19.580 – PARKING AND LOADING

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
  - < 3,499 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

PLANNING COMMISSION FEEDBACK

General feedback welcomed



BACKGROUND

WHAT ARE SMALL LOT SUBDIVISIONS?

- Allows the opportunity to increase the number of residential lots by subdividing existing lots into smaller lots consistent with allowed density
- Creates opportunities for "missing middle" housing in the form of smaller single-family detached homes vs. townhomes or condominiums

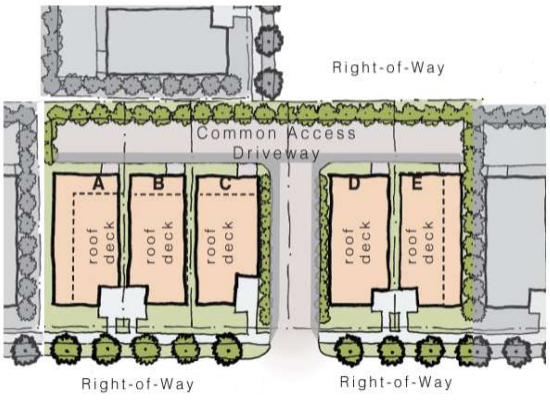
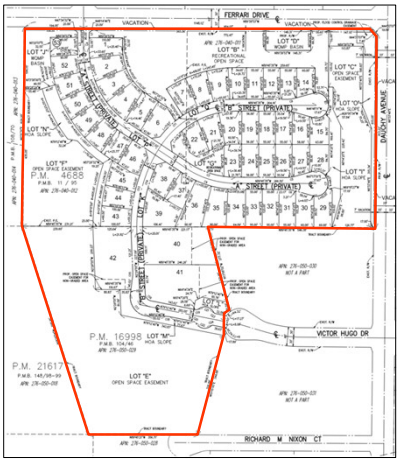


Image Source: City of Los Angeles

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

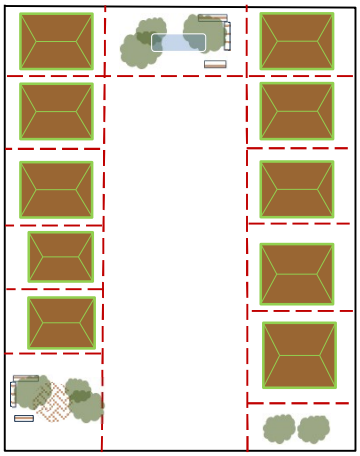


13

DRAFT SMALL LOT SUBDIVISION ORDINANCE

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

14

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)

15

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MINOR PRD AND ADMIN PRD PERMITS

Minor Planned Residential Development Permit (Minor PRD)	Administrative Planned Residential Development Permit (Admin PRD)	Both Permits
Intended for PRDs with 5-16 dwelling units	Intended for < 4 parcels	Allowed in R-1 zones except RC and RA-5
Tentative Tract Map	Parcel map for streamlined review	Benefit from reduced parking, open space and design reqs.
		Follow existing application process, notice etc.

16

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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	X	19.780 - Planned Residential Development Permits See 19.149 - Airpor 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	
Administrative Planned Residential Development	X	X	PRD	PRD	PRD	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	

STAKEHOLDER FEEDBACK

Increasing # of Units for Minor & Small Lot PRD

- Increasing number of units to greater than 16 may yield greater market support

Small Lot PRD in Mixed-Use Zones

- Discussion surrounding incorporating Mixed-Use Zones for the Small Lot PRD

19

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PLANNING COMMISSION FEEDBACK

General feedback welcomed

20

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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

RECOMMENDATIONS

That the Planning Commission:

1. Conduct a workshop to discuss and provide input on the draft Residential Infill Development and Small Lot Subdivision Ordinances as directed by the City Council Housing & Homelessness Committee.

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.