

Exhibit “1”

ARTICLE II: ZONING CODE ADMINISTRATION, INTERPRETATION AND ENFORCEMENT

Chapter 19.050

ADMINISTRATIVE RESPONSIBILITY

- 19.050.010** Riverside Planning Agency.
- 19.050.020** Responsibilities of the City Council.
- 19.050.030** Responsibilities of the Planning Commission.
- 19.050.040** Responsibilities of the Community & Economic Development Director.
- 19.050.045** Responsibilities of the Development Review Committee.
- 19.050.050** Responsibilities of the Public Works Director.
- 19.050.060** Responsibilities of the Building Official.
- 19.050.070** Responsibilities of the Cultural Heritage Board.
- 19.050.080** Creation of the Planning Commission.

19.050.010 Riverside Planning Agency.

- A. California [Government Code Section 65100](#) requires each jurisdiction to establish a planning agency to carry out the land use and planning functions of the jurisdiction. The City's Planning Agency is generally the Planning Division. The functions of the Planning Agency, as designated by the Zoning Code, may be carried out by any one of the following, as further defined in this Chapter and Zoning Code. In the absence of an assignment, the City Council shall have the Planning Agency responsibility and authority.

1. City Council
2. Planning Commission
3. Community & Economic Development Director
4. Development Review Committee
5. Public Works Director
6. Building Official
7. Cultural Heritage Board
8. City Manager

Pursuant to [Government Code Section 65105](#), planning agency personnel, in the performance of their functions, may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof. (Ord. 7235 §2, 2013; Ord. 6966 §1, 2007)

19.050.020 Responsibilities of the City Council.

A. The City Council shall have the following responsibilities:

1. Appoint members of the Planning Commission.
2. Hear and act upon appeals of decisions of the Planning Commission, Development Review Committee or Community & Economic Development Director as applicable, pursuant to Table 19.650.020 - Approving and Appeal Authority in Chapter 19.650 (Approving Authority).
3. Hear and act upon applications as required by Title 18 - Subdivision Code. In the event that applications for other land use permits are requested in conjunction with these entitlements, the City Council shall also be the final decision-making body for the other land use permits.
4. Direct planning-related policy amendments and special studies as necessary or desired.
5. Exercise such other powers and duties as are prescribed by State law or local ordinance.
6. Initiate amendments to the Zoning Code.
7. Review and certify environmental documents prepared pursuant to the California Environmental Quality Act (CEQA) pursuant to the City Council adopted CEQA Resolution and any amendments thereto. (Ord. 6966 §1, 2007)

19.050.030 Responsibilities of the Planning Commission.

A. The Planning Commission shall have the power and duties assigned to it pursuant to [Article VIII, Section 806](#) of the City Charter.

B. The Planning Commission shall have the further responsibilities:

1. Hear and act on referrals by the Community & Economic Development Director and Development Review Committee.
2. Hear and act upon applications as indicated in Section 19.650.020 of this Title and Section 18.140.040 of the Subdivision Code (Approving and Appeal Authority Tables).
3. Hear and make recommendations to the City Council on applications or proposals for amendments to the Zoning Code.
4. As appropriate, initiate studies of amendments to the Zoning Code and General Plan, and make recommendations to the City Council for amendments to the Zoning Code and General Plan.
5. Review the capital improvement program of the City and the local public works projects of other local agencies within the corporate boundaries of Riverside for their

consistency with the City's General Plan, pursuant to [Government Code Sections 65401 et. seq.](#)

6. Exercise all duties previously given to the Board of Administrative Appeals and Zoning Adjustment.
7. Convene as an Accessibility Appeals Board, which Board shall be comprised of the three persons with disabilities and four members of the Planning Commission.
8. Exercise such other powers and duties as are prescribed by State law, local ordinance, or as directed by the City Council.
9. Review and approve environmental documents prepared pursuant to the California Environmental Quality Act (CEQA) pursuant to the City Council adopted CEQA Resolution and any amendments thereto.
10. Hear and act on Design Review matters pursuant to Chapter 19.710 (Design Review) of this Title. (Ord. 7235 §3, 2013; Ord. 6966 §1, 2007)

19.050.040 Responsibilities of the Community & Economic Development Director.

- A. The Community & Economic Development Director or his/her designee shall have the responsibility and authority to administer and enforce the Zoning Code as follows.
 1. Maintain the chapters of the Zoning Code, Zoning Map, and all records of zoning actions and interpretations.
 2. Advise the City Council, Planning Commission, Cultural Heritage Board and City Manager on planning matters.
 3. Provide administrative services and staff for meetings of the Planning Commission and Cultural Heritage Board.
 4. Conduct administrative functions authorized by the Zoning Code, including distribution and receipt of permit applications and corresponding fees; application review and public noticing; determination and issuance of administrative permits and approvals as per Table 19.650.020 (Approving and Appeal Authority); and preparation of staff reports with recommendations, proposed findings, and proposed conditions for discretionary and legislative actions by designated planning agencies.
 5. Provide information to the public, and facilitate public participation on planning matters, promote an understanding of the General Plan and the regulations relating to it.
 6. Exercise such other powers and duties as are prescribed by State law, local ordinance, or as directed by the City Council and/or City Manager.
 7. Promote the coordination of local plans and programs with the plans and programs of other public agencies.

8. Conduct administrative functions authorized by [Title 17 \(Grading\)](#), Title 18 (Subdivision) and [Title 20 \(Cultural Resources\)](#).
9. Report on the General Plan consistency of Public Works projects, acquisitions, dispositions, etc. pursuant to [Government Code Sections 65401 and 65402](#).
10. Report on the progress of the implementation of the General Plan on a regular basis.

19.050.045 Responsibilities of the Development Review Committee

The Development Review Committee shall be the pre-designated group of individuals, representing specific City departments/divisions involved in the process of reviewing projects involving new construction, re-construction and/or other entitlement applications and shall conduct administrative functions authorized by the Zoning Code, including application review and issuance of administrative permits and approvals as per Table 19.650.020 (Approving and Appeal Authority), including the preparation of staff reports and recommendations, with proposed findings and proposed conditions for certain discretionary actions.

19.050.050 Responsibilities of the Public Works Director.

The Public Works Director or the authorized designee shall be the City Engineer and shall exercise the powers and duties as provided in the Zoning Code, and any other applicable ordinance of the City. (Ord. 6966 §1, 2007)

19.050.060 Responsibilities of the Building Official.

The Building Official or the authorized designee shall issue building and sign permits in accordance with the provisions of the Zoning Code and any other applicable ordinance of the City. (Ord. 6966 §1, 2007)

19.050.070 Responsibilities of the Cultural Heritage Board.

The Cultural Heritage Board shall have the powers and responsibilities established in Title 20 - Cultural Resources of the Riverside Municipal Code. (Ord. 6966 §1, 2007)

19.050.080 Creation of the Planning Commission.

Pursuant to [Government Code Sections 65101 et seq.](#), [Section 806](#) of the City Charter and [Chapter 2.40](#) of the Municipal Code, the City Council, as the legislative body of the City of Riverside, creates the Planning Commission as follows:

A. Eligibility for Office

A member of the Planning Commission shall be a resident of the City of Riverside. If a member moves his or her residence outside of the City, such member shall automatically be removed from office.

B. Membership and Term

The Planning Commission shall consist of nine members appointed for a term of four years. Alternates may also be appointed by the City Council.

C. Vacancies

If a member of the Planning Commission is unable or unwilling to complete his or her term, the City Council shall fill the vacancy by appointing a qualified person to serve the remainder of the term.

D. Removal

Members of the Planning Commission serve at the pleasure of the City Council and may be removed from their position by a vote of a majority of the members of the City Council. No public hearing need be held prior to removal, and no cause for removal need be shown.

E. Meetings

The Planning Commission shall meet at least once each month on a regularly scheduled time and day, and at such other times as the chairperson deems necessary to perform the duties of the Commission.

F. Appointment of Officers

The Planning Commission shall elect a chairperson, vice-chairperson, secretary and sergeant-at-arms from among its members at a Commission meeting in March of every year. The chairperson, vice-chairperson, secretary and sergeant-at-arms shall serve at the pleasure of the Commission.

G. Rules

The Planning Commission shall adopt Rules for the transaction of its business, including rules for the election of officers.

H. Record of Proceedings

The Planning Commission shall maintain summary minutes and a taped recording of its proceedings. The taped recording shall be retained as set forth in the City's record retention policy.

I. Administrative Support

The Community & Economic Development Director or his/her designee shall be responsible for the administration of this Section and shall assist the Planning Commission in performing its functions. (Ord. 7235 §5, 2013; Ord. 6966 §1, 2007)

Exhibit “2”

ARTICLE II: ZONING CODE ADMINISTRATION, INTERPRETATION AND ENFORCEMENT

Chapter 19.060

INTERPRETATION OF CODE

- 19.060.010 Purpose.**
- 19.060.020 Applicability and Authority for Interpretations.**
- 19.060.030 Rules and Interpretations.**
- 19.060.040 Record of Interpretations.**
- 19.060.050 Appeals.**

19.060.010 Purpose.

The purpose of this Chapter is to specify the authority and procedures for clarifying any ambiguity in the regulations of the Zoning Code, and to ensure consistent interpretation and application of the Zoning Code. (Ord. 6966 §1, 2007)

19.060.020 Applicability and Authority for Interpretations.

- A. If ambiguity arises concerning the meaning or applicability of any provision of the Zoning Code, the Community & Economic Development Director or his/her designee shall have the responsibility to review pertinent facts, determine the intent of the provision, and to issue an administrative interpretation for the following provisions specified in this Chapter:
 - 1. The development standards applicable to a particular zoning district or use.
 - 2. Zoning boundaries.
 - 3. The Community & Economic Development Director or his/her designee shall interpret the phrases "other similar uses," "uses customarily incidental to," etc., as used in the Zoning Code.
- B. An administrative record of all such decisions by the Community & Economic Development Director shall be maintained pursuant to Section 19.060.040 (Records of Interpretations).
- C. Interpretations by the Community & Economic Development Director may be appealed to the Planning Commission, and interpretations of the Planning Commission may be appealed to the City Council pursuant to Chapter 19.680 (Appeals). (Ord. 6966 §1, 2007)

19.060.030 Rules and Interpretations.

A. Terminology

When used in the Zoning Code, the following rules apply to all provisions of the Zoning Code:

1. Language

The words “shall”, “must”, “will”, “is to”, and “are to” are always mandatory. “Should” is not mandatory but is strongly recommended, and “may” is permissive.

2. Tense

The present tense includes the past and future tense, and the future tense includes the present.

3. Number

The singular number includes the plural number, and the plural the singular, unless the natural construction of the words indicates otherwise.

4. Conjunctions

“And” indicates that all connected items or provisions shall apply. “Or” indicates that the connected items or provisions may apply singly or in any combination. “Either-or” indicates that the connected items and provisions shall apply singly but not in combination. “Includes” and “including” shall mean “including but not limited to”.

5. Local reference

“City” as used herein means the City of Riverside and all public officials, bodies and agencies referenced herein are those of the City unless otherwise stated.

B. Number of Days

Whenever the number of days is specified in the Zoning Code, or in any permit, condition of approval, or notice issued or given as provided in the Zoning Code, the number of days shall be construed as calendar days. When the last of the specified number of days falls on a weekend or City holiday, time limits shall extend to the end of the next working day.

C. Minimum Requirements

In interpreting and applying the provisions of the Zoning Code, such provisions shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare. Where the Zoning Code imposes a greater restriction upon the use of buildings or land or requires larger open spaces than are imposed or required by this code or other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of the Zoning Code shall control.

D. Intent

Whenever there is any question regarding the interpretation of the provisions of the Zoning Code or their application to any specific case or situation, the Zoning Administrator shall interpret the intent of the Zoning Code. The Community & Economic Development Director or his/her designee shall have the authority to forward to the Planning Commission any question regarding interpretation.

E. Boundary Interpretations

Where uncertainty exists as to the boundary of any zone shown on the Official Zoning Map, the following rules shall apply:

1. *Street, Alley or Lot Lines.* Where the indicated zone boundaries are approximately street, alley or lot lines, such lines shall be construed to be the boundaries, otherwise such boundaries shall be determined by use of the scale appearing on the Official Zoning Map, unless specifically indicated by dimensions.
2. *Determination by the Community & Economic Development Director or Planning Commission.* Where uncertainty exists, the Community & Economic Development Director or his/her designee may, by written decision, determine the location of the zone boundary or refer such determination to the Planning Commission.
3. *Vacated Street or Alley.* Where a street or alley is officially vacated or abandoned, the zone boundary shall be changed so as to include such vacated or abandoned street or alley in the same zone as the adjoining property to which it reverts. (Ord. 6966 §1, 2007)

19.060.040 Record of Interpretations.

- A. Once the Community & Economic Development Director or his/her designee has identified the ambiguity and considered relevant information, an official interpretation shall be established in writing and shall cite the provisions being interpreted, together with an explanation of the meaning or applicability of the provision(s) in the particular or general circumstances that caused the need for interpretation.
- B. Any provision of the Zoning Code determined by the Community & Economic Development Director or his/her designee to be ambiguous pursuant to this Chapter shall be clarified by amendment as soon as is practical. (Ord. 6966 §1, 2007)

19.060.050 Appeals.

Any aggrieved person or persons may appeal an interpretation of the regulations or Zoning Map. Appeals shall be processed pursuant to Chapter 19.680 (Appeals). (Ord. 6966 §1, 2007)

ARTICLE II: ZONING CODE ADMINISTRATION, INTERPRETATION AND ENFORCEMENT

Chapter 19.070

ENFORCEMENT

19.070.010 Enforcement Authority.

19.070.020 Violations.

19.070.030 Verification of Permitted Uses.

19.070.010 Enforcement Authority.

It shall be the duty of the Code Enforcement Division, Fire Department, Public Works Department, their respective designees, and/or the Police Department of the City, and all officers of the City otherwise charged with the enforcement of the law, to enforce the Zoning Code. Any condition imposed as part of an approved planning case, including but not limited to conditional use permits, minor conditional use permits, and temporary use permits, and any condition imposed by an appropriate decision-making body or authorized Planning Division official shall also be enforceable by the appropriate City officials. (Ord. 6966 §1, 2007)

19.070.020 Violations.

For the purposes of this Chapter, those persons vested with enforcement authority pursuant to Section 19.070.010 (Enforcement Authority) shall have the power to issue Notices of Violation and field citations, inspect public and private property and use whatever judicial and administrative remedies are available under the Riverside Municipal Code. (Ord. 6966 §1, 2007)

19.070.030 Verification of Permitted Uses.

The City may require, upon reasonable notice, evidence sufficient to establish that a business permittee or other person engaging in a regulated use of land is in compliance with all entitlements. Such evidence may include, but is not limited to, financial records, operating plans, and other verifiable information. Failure to provide the City with required information may be considered evidence of noncompliance. (Ord. 6966 §1, 2007)

Exhibit “3”

ARTICLE III: NONCONFORMING PROVISIONS

Chapter 19.080

NONCONFORMITIES

19.080.010	Intent and Purpose.
19.080.020	Establishment of Nonconforming Status.
19.080.030	Continuation and Maintenance.
19.080.040	Loss of Nonconforming Status.
19.080.045	Amortization.
19.080.050	Continuation and Use of a Nonconforming Lot.
19.080.060	Modification or Expansion of Nonconforming Structures.
19.080.070	Modifications or Expansions of Nonconforming Uses.
19.080.080	Restoration of a Destroyed Nonconforming Structure or Use.
19.080.090	Revocation of Nonconforming Structure or Use.
19.080.100	Loss of Nonconforming Status for Alcoholic Beverage Sales.

DIVISION I: GENERAL NONCONFORMING PROVISIONS - LOTS, STRUCTURES AND USES.

19.080.010	Intent and Purpose.
19.080.020	Establishment of Nonconforming Status.
19.080.030	Continuation and Maintenance.
19.080.040	Loss of Nonconforming Status.
19.080.045	Amortization.

19.080.010 Intent and Purpose.

- A. This Article provides for the orderly termination of nonconforming rights for lots, structures and uses that were established but, due to revisions to the provisions of the Zoning Code, no longer comply. The orderly termination of legally established nonconforming lots, structures and uses is necessary to promote the public health, safety and general welfare, and to bring such lots, structures and uses into conformity with the goals, objectives and policies of the Zoning Code and the General Plan. Where a lot, structure or use is referred to as nonconforming it shall mean that it is legally nonconforming.
- B. This Article limits the expansion of nonconforming lots, structures and uses and establishes the circumstances under which they may be continued, and provides for the correction, maintenance, and removal of such lots, structures and uses.
- C. The City finds that nonconforming lots, structures and uses within the City, both those that are legally established and those that are illegal, are detrimental to the orderly development of the City and are detrimental to the health, safety, peace, comfort and general welfare of persons and property within the City.
- D. Nonconforming lots, structures and uses shall be eliminated as rapidly as possible as set forth in this Article and without infringing upon the constitutional rights of the owners of legally established nonconforming properties. (Ord. 6966 §1, 2007)

19.080.020 Establishment of Nonconforming Status.

- A. These provisions shall regulate the continuation, termination, and modification of lots, structures and uses that were lawfully established, but which no longer conform to the provisions of the Zoning Code due to a change in zoning boundaries, change in the regulations for the zone in which it is located or upon annexation. A change in ownership or tenancy without any change in use, occupancy, or development shall not affect any of the legal nonconforming rights, privileges and responsibilities provided under this Article.
- B. Lots, structures and uses not having previously acquired proper permits are illegal and subject to immediate abatement.
- C. It shall be the property owner's responsibility to provide evidence or information to justify the establishment of nonconforming rights.
- D. All decisions and determinations, including whether a lot, structure or use qualifies as nonconforming, whether a nonconforming structure or use can be restored after partial destruction, or whether a building permit can be issued for work on a nonconforming structure or use shall be the Community & Economic Development Director or his/her designee's responsibility. The Community & Economic Development Director or his/her designee may approve, deny, conditionally approve or refer any determination request to the Planning Commission. Any approval, denial, or conditional approval of the Community & Economic Development Director or his/her designee may be appealed in accordance with Chapter 19.680 (Appeals).
- E. Any nonconforming situation that becomes specifically authorized under the terms of an approval pursuant to the Zoning Code shall henceforth be governed by the terms of such approval and shall no longer be considered to be a nonconformity, unless and until such approval expires or is revoked. (Ord. 6966 §1, 2007)

19.080.030 Continuation and Maintenance.

A. Continuation

- 1. Except as otherwise provided herein, any lot, structure or use legally established on the effective date of the Zoning Code, may continue as a nonconforming lot, structure, or use.
- 2. Any lot, structure, or use legally established prior to the annexation of the property may continue as a nonconforming lot, structure, or use, respectfully.

B. Maintenance

- 1. Routine maintenance and repairs may be performed on a nonconforming lot, use, or structure, provided such work does not involve structural alterations or any enlargement of the structure subject to the granting of building permits as required by the Building Official. (Ord. 6966 §1, 2007)

19.080.040 Loss of Nonconforming Status.

- A. When any nonconformity is eliminated or brought into conformance with the current regulations of the Zoning Code, the nonconforming rights and privileges with respect to that nonconformity are terminated and shall not be restored.
- B. Except as otherwise provided for nonconforming single-family residential uses and except for nonconforming uses involving the on-sale or off-sale of alcoholic beverages, whenever a nonconforming use has been discontinued for a continuous period of 180 days or more or whenever a nonconforming use is changed to another use, the nonconforming use shall not be reestablished, and the use of the structure or site thereafter shall be brought into conformity with the zone in which it is located. Discontinuation shall mean any termination of a use, regardless of intent to resume the use. Payment of a valid business tax certificate shall in and of itself not be considered to be a continuation of the use.
- C. A nonconforming single-family residential use that has been discontinued for a period of 180 days or more may be reestablished subject to the granting of a minor conditional use permit and affirmative determinations based on the following findings:
 - 1. The continuation of the nonconforming single-family residential use will not adversely affect or be detrimental to the health, safety and general welfare of the public or property or improvements within the area.
 - 2. The nonconforming single-family residential use is substantially compatible with existing and proposed uses in the general area, including factors relating to the nature of its location, operation, building design and site design.
 - 3. The continuation of the nonconforming single-family residential use will protect a valuable property investment. (Ord. 6966 §1, 2007)

19.080.045 Amortization.

The Zoning Code gives the City Council the authority to establish Amortization Regulations for nonconforming uses or structures. (Ord. 6966 §1, 2007)

DIVISION II: NONCONFORMING LOTS

19.080.050 Continuation and Use of a Nonconforming Lot.

Any lawfully created lot that becomes nonconforming with regard to lot area, street frontage, lot width, lot depth or accessibility may continue indefinitely with such nonconformity and may be developed and used as if it were a conforming lot. However, any property proposed for development with multi-family dwellings shall be fully conforming as to lot area and lot width. (Ord. 6966 §1, 2007)

DIVISION III: NONCONFORMING STRUCTURES AND USES

- 19.080.060 Modification or Expansion of Nonconforming Structures.**
- 19.080.070 Modifications or Expansions of Nonconforming Uses.**
- 19.080.080 Restoration of a Destroyed Nonconforming Structure or Use.**
- 19.080.090 Revocation of Nonconforming Structure or Use.**
- 19.080.100 Loss of Nonconforming Status for Alcoholic Beverage Sales.**

19.080.060 Modification or Expansion of Nonconforming Structures.

No nonconforming structure shall be altered, reconstructed or expanded to increase the degree of nonconformity with respect to development standards for, including but not limited to, the setbacks, height of structures, distances between structures and the parking facilities as prescribed in the regulations for the zone in which the structure is located, unless a variance is granted pursuant to this Title. (Ord. 6966 §1, 2007)

19.080.070 Modifications or Expansions of Nonconforming Uses.

- A. Expansion of a nonconforming non-residential use is permitted only with a minor conditional use permit. In the granting of a minor conditional use permit, all of the following findings shall be made:
 - 1. Such expansion will protect a valuable property investment;
 - 2. Such expansion and the proposed use will not adversely affect or be materially detrimental to the surrounding neighborhood;
 - 3. There is a need for modernization in order to properly operate the use and protect valuable property rights;
 - 4. The expansion shall be architecturally compatible with the existing building;
 - 5. The expansion shall be compatible with the character of the surrounding area; and
 - 6. The expansion shall not displace on-site parking.
- B. Expansion of a nonconforming residential use is permitted on the legally recognized parcel upon which it is established, subject to the granting of a minor conditional use permit. In the granting of a minor conditional use permit, all of the following findings shall be made:
 - 1. The expansion shall not be for the purpose of increasing the number of living units on the property;
 - 2. The expansion shall benefit the health, safety, and welfare of the occupants;
 - 3. The expansion shall be architecturally compatible with the existing building;
 - 4. The expansion shall be compatible with the character of the surrounding area; and
 - 5. The expansion shall not displace on-site parking.

- C. The provisions of paragraph A and B of this Chapter do not apply to property zoned RA-5 or RC and described in Sections 3 or 4 of Measure R, enacted November 13, 1979. (Ord. 6966 §1, 2007)

19.080.080 Restoration of a Destroyed Nonconforming Structure or Use.

- A. Except as otherwise provided for nonconforming residential uses under 19.080.080 C below, whenever a nonconforming structure that does not comply with the development standards of the underlying zone, including setbacks, height of structures, distances between structures, parking or the use of which does not conform with the regulations of the underlying zone, is destroyed by fire or other calamity, by act of God, or by the public enemy to the extent of 50 percent or less, the structure may be restored and the nonconforming use may be resumed, provided that all required permits are obtained and the restoration construction is started within 90 days and diligently pursued to completion.
- B. When the destruction exceeds 50 percent or the nonconforming structure is voluntarily demolished or is required by law to be demolished, the structure shall not be restored except in full conformity with the regulations of the zone in which it is located.
- C. A nonconforming single or multiple family residential use that has been destroyed by more than 50 percent may be restored subject to the granting of a minor conditional use permit and affirmative determination of all of the following findings:
1. The restoration of the nonconforming single or multiple family residential use will not adversely affect or be detrimental to the health, safety, and general welfare of the public or property or improvements within the area.
 2. The restoration of the nonconforming or multiple family residential use is substantially compatible with existing and proposed uses in the general area, including factors relating to the nature of its location, operation, building design, and site design.
 3. The restoration of the nonconforming or multiple family residential use will protect a valuable property investment.
 4. The restoration of the nonconforming multiple family residential structure(s) shall comply with the minimum development standards for multiple family residences in effect at the time of re-construction. The number of units allowed to be re-established through the granting of a Minor Conditional Use Permit within any given project site cannot exceed the number of non-conforming units that existed on the property prior to destruction, even if a project can be designed to comply with current development standards with more units than the number existing prior to destruction.
- D. The extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the nonconforming structure to its condition prior to such damage or partial destruction to the estimated cost of duplicating the entire structure as it existed prior thereto. Estimates for this purpose shall be made by or shall be reviewed and approved by the Building Official and the Community & Economic Development Director or his/her designee and shall be based on the minimum cost of construction in compliance with the Building Code. (Ord. 7049 §1, 2009; Ord. 6966 §1, 2007)

19.080.090 Revocation of Nonconforming Structure or Use.

The City may revoke the right to continue a nonconforming use or structure pursuant to the procedures for permit modification and revocation contained in Chapter 19.700 (Modification and Revocation of Permits/Variances and Other Approvals). (Ord. 6966 §1, 2007)

19.080.100 Loss of Nonconforming Status for Alcoholic Beverage Sales.

Any business that sells on-sale or off-sale alcoholic beverages, including beer and wine, may not be continued or reestablished as a business that sells on-sale or off-sale alcoholic beverages, including beer and wine, without a conditional use permit or a minor conditional use permit in accordance with the Zoning Code if any of the following occur:

- A. There is a change in type of retail liquor license within a license classification; or
- B. The sales of alcoholic beverages is abandoned or discontinued (including but not limited to circumstances such as suspension, cancellation or revocation of an existing retail liquor license) for any period of time, excluding a maximum 30-day closure required to perform necessary repairs or restoration that does not increase the square footage of the business used for the sale of alcoholic beverages; or
- C. There is a substantial change in the mode or character in the operation of the alcoholic beverage sales business (e.g. due to physical expansion of the alcoholic beverage sales business floor area or increased hours of operation). (Ord. 7158 §3, 2012; Ord. 6966 §1, 2007)

Exhibit “4”

ARTICLE V: BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS

Chapter 19.100

RESIDENTIAL ZONES (RA-5, RC, RR, RE, R-1-½ ACRE, R-1-13000, R-1-10500, R-1-8500, R-1-7000, R-3-4000, R-3-3000, R-3-2500, R-3-2000, R-3-1500, R-4)

- 19.100.010 Purpose.**
- 19.100.030 Permitted Land Uses.**
- 19.100.040 Residential Development Standards.**
- 19.100.050 Additional Regulations for the RC Zone.**
- 19.100.060 Additional Regulations for the RA-5, RE, RC, RR and R-1 Zones.**
- 19.100.070 Additional Regulations for the R-3 and R-4 Zones.**
- 19.100.080 Site Plan Review and Design Review.**
- 19.100.090 Other Regulations Applicable to All Residential Zones.**

19.100.010 Purpose.

The purpose of this Chapter is to define allowable land uses and property development standards, including density of development, for all residential zones in order to produce healthy, safe, livable and attractive neighborhoods within the City of Riverside, consistent with the goals and policies of the City's General Plan. Fourteen residential zones are established to implement the residential land use designations of the General Plan. The purpose of each of the residential zones is as follows:

A. Residential Agricultural Zone (RA-5)

The Residential Agricultural Zone (RA-5) is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence, that preserves the agricultural character of the area.

B. Residential Conservation Zone (RC)

The Residential Conservation Zone (RC) is established consistent with General Plan objectives and voter approved initiatives (Proposition R and Measure C) to protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices, and specifically, to achieve the following objectives:

1. To preserve and enhance the beauty of the City's landscape;
2. To maximize the retention of the City's natural topographic features, including but not limited, to skyline profiles, ridgelines, ridge crests, hilltops, hillsides, slopes, arroyos, ravines, canyons, prominent trees and rock outcrops, view corridors, and scenic vistas through the careful selection and construction of building sites and building pads on said topographic features.

3. To assure that residential use of said topographic features will relate to the surrounding topography and will not be conspicuous and obtrusive because of the design and location of said residential use;
4. To reduce the scarring effects of excessive grading for building pads and cut and fill slopes;
5. To prevent the construction of slopes inadequately protected from erosion, deterioration or slippage; and
6. To conserve the City's natural topographic features.

C. Rural Residential Zone (RR)

The Rural Residential Zone (RR) is established to provide areas for single-family residences on large lots where flexible provisions apply pertaining to the keeping of farm animals such as horses, ponies, mules, cows, goats, sheep, and swine under Future Farmers of America-supervised and 4-H-supervised projects. These zones are established in those areas of the City where the keeping of such animals is already prevalent. It is also the intent of the RR Zone to provide opportunities for persons whose lifestyles include the keeping of such animals in areas where such animal-keeping activities minimize impact to other residential properties.

D. Residential Estate Zone (RE) and R-1-½ Acre Zone

The Residential Estate Zone (RE) and R-1-½ Acre Zone are established to provide areas for large lot single-family residences where the keeping of livestock and other farm animals and agricultural uses are not permitted.

E. Additional Single-family Residential Zones (R-1-13000, R-1-10500, R-1-8500 and R-1-7000)

Additional Single-family Residential Zones (R-1-½ Acre, R-1-13000, R-1-10500, R-1-8500 and R-1-7000) are established to provide areas for single-family residences with a variety of lot sizes and housing choices.

F. Multiple-Family Residential Zones (R-3-4000, R-3-3000, R-3-2500, R-3-2000 and R-3-1500)

Medium High Density Residential Zones (R-3-4000 and R-3-3000) and High Density Residential Zones (R-3-2500, R-3-2000 and R-3-1500) are established to provide areas for multiple family residences within a single structure, including such residential development types as apartments, town homes and condominiums.

G. Multiple-Family Residential Zone (R-4)

The Very High Density Residential Zone (R-4) is established to provide areas for higher density multiple family residences in areas of the City readily served by public transit and near commercial zones and other nonresidential areas that meet the everyday shopping, educational, health service and similar needs of residents. (Ord. 6966 §1, 2007)

19.100.030 Permitted Land Uses.

Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Use Table) and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless the Community & Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.

A. RA-5 Zone Permitted Uses

A summary of this section is contained in the Permitted Uses Table (Table 19.150.020-A), the Incidental Uses Table (Table 19.150.020-B), and the Temporary Uses Table (Table 19.150.020-C). If any conflict between this Section and the Tables exists, the provisions of this Section shall apply.

1. A one-family dwelling or manufactured dwelling of a permanent character placed in a permanent location and of not less than seven hundred fifty square feet ground floor area exclusive of open porches and garage;
2. Farms or ranches for orchards, tree crops, field crops, truck gardening, berry and bush crops, flower gardening, growing of nursery plants, similar enterprises carried on in the general field of agriculture, aviaries, and raising of chinchillas, guinea pigs and parakeets;
3. Poultry, Rabbits, Crowing Fowl and Crowing Roosters
 - a. The noncommercial keeping of not more than 5 poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.
 - b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry, and 45 rabbits on any lot is permitted. The keeping of not more than seven (7) crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least one hundred (100) feet from any residential structure on an adjoining lot.
4. Pot-bellied pigs shall not be allowed in the RA-5 zone unless mandated by State law;

5. The grazing, raising or training of equine, riding stables or academies, sheep and cattle, provided that the lot has a minimum area of one acre and animals are not housed or pastured within one hundred feet of a residence provided that the property is maintained in accordance with Section 6.16.010 (Fly-Producing Conditions) of the Municipal Code, and further that:
 - a. Not more than a total of two of any of the following or a total of two of any combination of horses, colts, mules, ponies, goats, sheep, cows, calves or animals of general like character shall be kept on any lot with an area of one acre and that one additional animal may be kept for each half acre over one acre in any such premises,
 - b. Dairies, feeding lots and similar uses may be permitted after public hearing under a conditional use permit,
 - c. Additional animals may be permitted subject to the granting of a conditional use permit in the RA-5 zone;
6. The keeping of bees, provided that all other conditions of this Zoning Code and other City ordinances are complied with;
7. Parks, playgrounds or community centers owned and operated by a governmental agency, subject to the granting of a conditional use permit;
8. Golf courses, including miniature courses and driving ranges, subject to the granting of a conditional use permit;
9. Uses customarily incidental to any of the above uses, including hobby activities of a noncommercial nature;
10. Rented rooms in any one-family dwelling for occupancy of not more than four persons in addition to members of the family occupying such dwelling;
11. Accessory buildings and uses, including a private garage, accessory living quarters, recreation room, private stable, barn, greenhouse, lathhouse, corral, pen, coop or other similar structure, a building or room for packing products produced or raised on the same premises, and one stand for the sale of such products;
12. Nameplates and signs as provided in Chapter 19.620 (General Sign Provisions);
13. The growing and wholesale disposal of earthworms in worm farms, provided that the area devoted to the cultivation of worms does not exceed sixty-four square feet, and further provided that:
 - a. All worm farms shall be kept at least fifty feet away from all adjacent dwellings,
 - b. The maximum height of any worm bed shall be two feet and all other structures shall conform to the requirements for accessory structures,

- c. Worm farms in excess of sixty-four square feet shall only be permitted subject to the granting of a conditional use permit;
- 14. Agricultural field office as defined in Section 19.910.020 ("A" Definitions) subject to the granting of a conditional use permit in the RA-5 zone subject to the following operation and development standards:
 - a. The use shall be conducted on a property zoned RA-5 having five acres or more gross area which is zoned for agricultural uses and which is predominately occupied by a commercial agricultural business;
 - b. The use shall be in conjunction with any permitted agricultural use, provided that such office shall be occupied by an agricultural business, which business is either located on-site or off-site the property;
 - c. The use shall be established within a stickbuilt, mobile coach or prefabricated structure, attached to or detached from any other building on the property;
 - d. Adequate parking and vehicular access shall be available in accordance with Chapter 19.580 (Parking and Loading) of the Zoning Code;
 - e. The building shall comply with the setback standards established for accessory structures in Chapter 19.440 (Accessory Buildings and Structures) of the Zoning Code;
- 15. Agricultural caretaker living quarters as defined by Section 19.910.040 ("C" Definitions) of this title subject to the granting of a conditional use permit provided all of the following criteria apply:
 - a. The use shall be conducted on a property having five acres or more gross area which is zoned residential agricultural and which is predominantly occupied by a bona fide agricultural business,
 - b. The use shall be established within a stickbuilt (completely assembled on site) or prefabricated structure, attached to or detached from the primary dwelling unit on the property or within a mobile home. The square footage of the agricultural caretaker living quarters shall not exceed fifty percent of the square footage of the primary dwelling unit,
 - c. Occupancy shall be limited to the agricultural caretaker and his or her family. The agricultural caretaker shall be a full-time employee of the on-site agricultural business,
 - d. The primary dwelling unit on the property shall be occupied by the legal owner of the property,
 - e. The agricultural caretaker living quarters shall be established in such a way as to minimize its view from adjacent streets and properties,

- f. The use shall not be conducted longer than two years except that subsequent time extensions may be granted by the City Planning Commission. Each time extension shall not exceed two years. Written notice shall be given to adjacent property owners as prescribed by Section 19.670.020 (Notice Requirements for Administrative Discretionary Permits with No Public Hearing) of this title for minor variances. The standard time extension application fee for conditional use permits shall be required,
 - g. The property owners shall execute and record a covenant and agreement with the City to revert the property to single-family residential use, including the removal of the kitchen facilities of any permanent addition, and the removal of any mobile home which does not meet the requirements of the residential agricultural zone, after the expiration of the conditional use permit or the termination of the agricultural business;
- 16. Home occupations and telecommuting as defined by Sections 19.910.090 (“H” Definitions) and 19.910.210 (“T” Definitions) of this Code in accordance with the provisions contained in Chapter 19.485 (Home Occupations) of this title. Such uses shall not be allowed in the RA-5 zone unless mandated by State law.
- 17. Second dwelling, as defined by Section 19.910.050 (“D” Definitions) of this Code in accordance with the provisions contained in Chapter 19.525 (Second Dwelling Units). Second Dwelling Units are prohibited in the RA-5 Zone.
- 18. Parolee/probationer home, as defined by Section 19.910.170 (“P” Definitions), transitional shelter housing, as defined by Section 19.910.210 (“T” Definitions), permanent emergency shelter, as defined by Section 19.910.060 (“E” Definitions) and drop-in center, as defined by Section 19.910.050 (“D” Definitions) of this Code, are prohibited in the RA-5 Zone.
- 19. Small family day care homes as defined by Section 19.910.050 (“D” Definitions) of this Code;
- 20. Large family day care homes as defined by Section 19.910.050 (“D” Definitions) of this Code, subject to the granting of a Day Care Permit and meeting the criteria contained in Chapter 19.470 (Day Care Homes – Family).

B. RC Zone Permitted Uses

A summary of this section is contained in the Permitted Uses Table (Table 19.150.020-A), the Incidental Uses Table (Table 19.150.020-B), and the Temporary Uses Table (Table 19.150.020-C). If any conflict between this Section and the Tables exists, the provisions of this Section shall apply.

- 1. One-family dwellings of a permanent character placed in a permanent location and of not less than seven hundred fifty square feet ground floor area, exclusive of open porches and garage;

2. Planned residential developments subject to the granting of a planned residential development permit as set forth in Chapter 19.780 (Planned Residential Development Permit);
3. Orchards, tree crops, field crops, truck gardening, berry and bush crops, flower gardening, growing of nursery plants, similar enterprises carried on in the general field of agriculture, aviaries and raising of chinchillas, guinea pigs and parakeets;
4. Poultry, Rabbits, Crowing Fowl and Crowing Roosters
 - a. The noncommercial keeping of not more than 5 poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.
 - b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot is permitted. The keeping of not more than seven (7) crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least one hundred (100) feet from any residential structure on an adjoining lot.
5. The grazing, raising or training of horses; provided, that the lot has a minimum area of one acre and animals are not housed or pastured within one hundred feet of a residence; and further, that not more than a total of two horses, colts or ponies or a total of two of any combination of horses, colts or ponies shall be kept on any lot with an area of one acre and that one additional animal may be kept for each half acre over one acre in any such premises;
6. The keeping of bees; provided, that all other conditions of this Zoning Code or other City ordinances are complied with;
7. Parks and playgrounds of a noncommercial nature, subject to the granting of a conditional use permit;
8. Golf courses, subject to the granting of a conditional use permit;
9. Uses customarily incidental to any of the above uses, including hobby activities of a noncommercial nature;
10. Rented rooms in any one-family dwelling for occupancy of not more than four persons in addition to members of the family occupying such dwelling;
11. Accessory buildings and uses, including a private garage, accessory living quarters, recreation room, private stable, barn, greenhouse, lathhouse, corral, pen, coop or other similar structure, a building or room for packing products produced or raised on the same premises;

12. Nameplates and signs as provided in Chapter 19.620 (General Sign Provisions);
13. Agricultural field office as defined in Section 19.910.020 ("A" Definitions) subject to the granting of a conditional use permit;
14. Small family day care homes as defined by Section 19.910.050 ("D" Definitions) of this Code;

Large family day care homes as defined by Section 19.910.050 ("D" Definitions) of this Code, subject to the granting of a Day Care Permit and meeting the criteria contained in Section Chapter 19.470 (Day Care Homes – Family). (Ord. 7110 §1, 2011; Ord. 7064 §1, 2010; Ord. 6966 §1, 2007)

19.100.040 Residential Development Standards.

Tables 19.100.040 A (Residential Development Standards: Single-Family Residential Zones) and 19.100.040 B (Residential Development Standards: Multiple-Family Residential Zones) establish the development standards applicable to all development within the residential zones. (Ord. 7109 §2, 2010; Ord. 7027 §1, §2, 2009; Ord. 6966 §1, 2007)

Table 19.100.040 A

Residential Development Standards: Single-family Residential Zones

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	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)	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	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	500 ft. ²	100 ft. ²	150 ft.	150 ft.	150 ft.	110 ft.	110 ft.	100 ft.	100 ft.
Building Height – Maximum ¹⁰	35 ft.	20 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Number of Stories – Maximum	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	20 ft. ²	25 ft. ²	20 ft.	25 ft.	20 ft. ³	15 ft. ³	10/15 ft. ³	7.5/12.5 ft. ³	7.5/10 ft. ³
C. Rear ⁵	25 ft. ²	25 ft. ²	100 ft.	30 ft.	35 ft.	30 ft.	25 ft.	25 ft.	25 ft.

Table 19.100.040 A**Notes:**

1. See Section 19.100.060 A (Additional Density). Gross acreage means streets are included for density purposes. Notwithstanding allowable density on a gross acreage basis, individual lots must meet the minimum lot size requirements exclusive of streets, except in the RA-5 Zone as described in Note 9.
2. Lot width, depth and area; building area; and setback requirements shall be as required as set forth in the Table. However, the zoning standards and requirements of the RC and RA-5 Zones shall not apply to any buildings existing prior to or under construction on November 13, 1979, or to the restoration or rehabilitation of or to any additions to such buildings, provided that the use, restoration, rehabilitation or addition shall conform to the current standards and requirements of the zoning in existence immediately prior to November 13, 1979. Also see Section 19.100.050 A (Lot Area).
3. Where a lot is less than 65 feet in width and was of record prior to November 23, 1956, or was of record prior to the date on which such lot was annexed to the City, the required side yards adjacent to interior side lot lines shall be reduced to 5 feet.
4. Front Setback Exceptions: See Section 19.100.060 C (Exceptions to Setback Requirements).
5. Side and Rear Setback Exceptions: See Sections 19.100.060 C (Exceptions to Setback Requirements). The side setback can be applied to either side except that the larger setback is required when a side yard is adjacent to a street.
6. No lot that fronts onto Hawarden Drive within the Hawarden Drive Special Design Area, generally between Anna Street and the Alessandro Arroyo, shall have a front yard depth of less than fifty feet.
7. Where a lot or parcel of land at the junction of two intersecting streets in any residential zone has frontage on each street over 130 feet in length, front yards of the depth required in the appropriate zone shall be required on both frontages. Also see Chapter 19.630 (Yard Requirements and Exceptions).
8. No dwelling shall be located closer than 5 feet to any retaining wall exceeding 2 feet in height, unless such retaining wall is an integral part of an approved dwelling.
9. Lot area in the RA-5 Zone is measured to the centerline of the adjoining street or streets; provided, however, individuals may construct one single-family dwelling on a lot of less than 5 acres existing as of May 15, 1979 and the residence is owner occupied after construction.
10. Refer to Chapter 19.560 (Building Height Measurement) for height measurement and exceptions to height limits.
11. Project density may be greater in a Planned Residential Development (see Chapter 19.780):
12. See Section 19.100.050 (Additional Regulations for the RC Zone).
13. See Section 18.210.080 (Lots) and Article X (Definitions) for exceptions for cul-de-sac lots, knuckle lots, lots on curves and corridor lots.
14. See Section 18.210.030 N (2) (a) for exception to lot size on private streets if over 20,000 square feet.

Table 19.100.040 B

Residential Development Standards: Multiple-family Residential Zones

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)	10.9	14.5	17.4	21.8	29	40
Lot Area per Parent Parcel – Minimum (Net)	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre
Lot Area per Dwelling Unit – Minimum (Net)	4,000 sq. ft.	3,000 sq. ft.	2,500 sq. ft.	2,000 sq. ft.	1,500 sq. ft.	1,000 sq. ft.
Lot Width ⁵ – Minimum	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	100 ft.
Lot Depth ⁵ – Minimum	150 ft.	150 ft.	100 ft.	100 ft.	100 ft.	150 ft.
Building Height ⁴ – Maximum	30 ft. ²	30 ft. ²	30 ft. ²	30 ft. ²	30 ft. ²	50 ft.
Number of Stories – Maximum	2 ⁵	2 ⁵	2 ⁵	2 ⁵	2 ⁵	4
Setbacks – Minimum						
A. Front ^{1,3}	25 ft.	25 ft.	20 ft.	15 ft.	15 ft.	15 ft.
B. Interior Side ¹	10 ft.	10 ft.	10 ft.	7.5 ft.	7.5 ft.	7.5 ft.
C. Adjoining Side ¹	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
D. Rear ¹	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	10 ft.

Table 19.100.040B**Notes:**

1. Whenever a Height Overlay Zone (S) has been applied to allow a structure to exceed two stories in height, the front, side and rear yards shall be increased by 2 ½ feet for each story in excess of two stories, except as otherwise stated in this footnote. No building or building portions of two stories or higher may be located within 50 feet of any side or rear property line that abuts property in the RA-5, RC, RR, RE or R-1 Zone, in such instance for each story in excess of two, the setback shall be increased by 10-feet.
2. For a development of three acres or greater, up to 60 percent of the units may be in buildings up to three stories, 40-feet maximum height subject to Planning Commission Approval.
3. 35-foot fully landscaped front yards are required along all arterial streets, 88-feet wide or greater as shown on the Circulation Map of the City's General Plan. This setback may be reduced to 25-feet for single-story multiple-family development along arterial streets.
4. Refer to Chapter 19.560 (Building Height Measurement) for height measurements and exceptions to height limits.
5. See Section 18.210.080 (Lots) and Article X (Definitions) for exemptions for cul-de-sac lots and knuckle lots.

19.100.050 Additional Regulations for the RC Zone.

A. Lot Area

1. The lot area requirements for land Zoned RC varies based on average natural slope and the date the property was zoned RC, as set forth in this Section.
2. The lot area requirements for land Zoned RC prior to May 15, 1979, shall be as follows:
 - a. Every lot shall have a minimum width at the building line of 130 feet and a minimum area of one-half acre; provided, however, that the average lot size of the lots shown on any subdivision or parcel map shall be not less than 2 acres.
 - b. Notwithstanding the provisions of subdivision 1 of this subsection, every lot or parcel located within the Hawarden Drive Special Design Area, generally between Anna Street and Alessandro Arroyo, shall have a minimum width at the building line of 130 feet and a minimum area of 2 acres; provided, however, that where a lot or parcel located within said area has less width or less area than herein required and was a legally created lot of record prior to June 16, 1977, such lot may be occupied by a single-family residential use if the lot has a minimum area of one-half acre.
3. The lot area requirements for land zoned RC on or after May 15, 1979, shall be as follows:
 - a. Every lot with an average natural slope of less than 15 percent shall have a minimum width at the building line of 130-feet and a minimum area of one-half acre.
 - b. Every lot with an average natural slope from 15 percent to 30 percent shall have a minimum width at the building line of 130-feet and a minimum area of 2 acres.
 - c. Every lot with an average natural slope over 30 percent shall have a minimum width at the building line of 200-feet and a minimum area of 5 acres.
 - d. The average lot size of the lots shown on any subdivision or parcel map shall be not less than 2 acres.

B. Nonconforming Lot Size - Dwelling Unit Permitted

Notwithstanding the provisions of subdivision 3 of Section A above, individuals may construct one single-family dwelling on a lot existing as of May 15, 1979, of less than the minimum lot size required by Section A-3 if such individuals occupy the residence after construction.

C. Average Natural Slope

For the purposes of this Section, "average natural slope" shall mean the average natural inclination of the ground surface of a lot or parcel expressed as a percent and as measured by the following formula:

$$S = \frac{0.002296 \times I \times L}{A}$$

where:

S = average natural slope in percent
I = natural contour interval in feet
L = length of natural contours in feet
A = acres of property (parcel of record existing on November 13, 1979)
0.002296 = Constant that converts square feet into acres and expresses slope percent.

The average natural slope shall be computed from photogrametric maps, grading permit plans and other data or evidence approved by the Public Works Department.

D. Grading

1. No grading permit shall be issued for any grading in the RC Zone until grading plans and, if required, special drawings showing grading and topography as viewed from critical locations within the neighborhood or community, have been submitted to and approved by the designated Approving or Appeal Authority as set forth in Table 19.650.020 (Approving and Appeal Authority).
2. The Approving and/or Appeal Authority shall consider the following items of particular concern in the review of grading proposals in the RC Zone. Conditions may be applied in the approval of grading plans so as to achieve these objectives pursuant to adopted standards included in the City's Grading Ordinance (Title 17).
 - a. The maximum retention of vistas, natural plant communities and natural topographic features including ridgelines, hilltops, slopes, rock outcroppings, arroyos, ravines and canyons;
 - b. The avoidance of excessive building padding or terracing and cut and fill slopes to reduce the scarring effects of grading;
 - c. The encouragement of sensitive grading to ensure optimum treatment of natural hillside and arroyo features; and
 - d. The encouragement of imaginative grading plans to soften the impact of grading on hillsides including rolled, sloping or split pads; rounded cut and fill slopes and post and beam construction techniques.

E. Design Review

1. No building permit shall be issued for any building or structure in the RC Zone until slope planting and irrigation plans and the drawings required by Chapter 19.710 (Design Review) have been submitted to and approved in accordance with the provisions of Chapter 19.710 (Design Review).
2. In addition to the standards established in the Zoning Code and in Chapter 19.710 (Design Review), the Design Review Approving or Appeal Authority shall consider the following items of particular concern in the RC Zone and shall approve the plans and drawings if all applicable standards are met:
 - a. The encouragement of unique site design to ensure optimum treatment of natural hillside and arroyo features and avoid inharmonious, incongruent, conspicuous and obtrusive development;
 - b. The reduction of the scarring effects of grading and the protection of slopes subject to erosion, deterioration or slippage, and fire by the use of appropriate slope planting, irrigation and maintenance; and
 - c. The encouragement of structures that will relate spatially and architecturally with the environment and complement the natural land forms.
3. Conditions may be applied when the proposed development does not comply with applicable standards and shall be such as to bring such development into conformity or the plans and drawings may be disapproved and the Design Review Approving or Appeal Authority shall specify the standard or standards that are not met.
4. All cut and fill slopes exceeding 5-feet in height shall be suitably landscaped with plant materials and adequately irrigated in accordance with approved plans and maintained on completion of the grading operations. The applicant or developer shall be responsible for the maintenance of all slope planting and irrigation systems until such time as the properties are occupied or until a homeowner's association accepts the responsibility to maintain the landscaping in common areas.

F. Subdivisions

To assure compliance with the provisions of this Chapter and the Zoning Code where a Planned Development Permit is not required, there shall be submitted along with every tentative subdivision map and parcel map filed for approval in accordance with the provision of Title 18 (Subdivision Code) a preliminary grading plan showing at least one practical usable building site that can be developed in accordance with the provisions of this Chapter for each lot or parcel. (Ord. 6966 §1, 2007)

19.100.060 Additional Regulations for the RA-5, RE, RC, RR and R-1 Zones.

A. Additional Density

In the RE, RC, RR and R-1 zones and where consistent with the applicable General Plan land use designation the typical project density may be increased according to the regulations set forth in the Planned Residential Development Permit (PRD) process (Chapter 19.780 - Planned Residential Development Permit).

B. Conversion of Existing Dwelling Unit to an Accessory Structure

In the RE, RA-5, RR and R-1 zones, one entirely new single-family dwelling may be constructed upon a lot where there already exists not more than one single-family dwelling, provided that:

1. At the time of issuance of a building permit for the new dwelling, the property owner/applicant also obtains a building permit to make alterations to the existing dwelling as are required by the City to reduce the character of use of the existing dwelling to a lawful accessory building, or the owner/applicant obtains a building moving permit to remove the existing dwelling from the lot;
2. The owner of the lot executes and delivers to the City a written agreement in a form approved by the City to make the required alterations or to remove the existing dwelling concurrently with or immediately after the construction and completion of the new dwelling, together with a faithful performance surety bond or other security, in the form approved by the City and in the amount of 100 percent of the amount of the cost of such alterations or removal, as estimated by the City; and
3. The Building Official determines that the requirements of Section 19.100.040 (Residential Development Standards) and Building Code and Fire Prevention Code will be complied with.

C. Exceptions to Setback Requirements

1. Front Porches & Balconies

In the R-1 Zones, front porches that are open except for an overhead covering and have no habitable space above may encroach into the front setback up to a maximum of six (6) feet. (Ord. 6966 §1, 2007)

2. Flexible Yard Setbacks

- a. In the R-1 Zones, on local streets only, where the residential structure has the garage set back 10 or more feet from the required front yard setback, the habitable portion of the residential structure may extend into the front setback up to a maximum of 5-feet.
- b. In conjunction with the consideration of a Tentative Tract or Parcel Map in the R-1-7000 Zone, interior side yard setbacks may be reduced to 5 feet

provided a minimum distance of 15 feet is maintained between adjacent dwellings.

- c. In the R-1 Zones, portions of the dwelling may encroach up to 10-feet into the required rear yard setback provided that the encroachment does not exceed 500 square feet in total area.

3. Accessory Structures

Refer to Chapter 19.440 (Accessory Buildings and Structures) for development standards.

4. Stairway Projections

Refer to Chapter 19.630 (Yard Requirements and Exceptions) see Section 19.630.040 (Permitted Projections into Required Yards).

5. Fire Escape Projections

Refer to Chapter 19.630 (Yard Requirements and Exceptions) see Section 19.630.040 (Permitted Projections into Required Yards).

6. Cornice, Eave and Sill Projections

Refer to Chapter 19.630 (Yard Requirements and Exceptions) see Section 19.630.040 (Permitted Projections into Required Yards).

7. Additions to Established Dwellings

For lawfully established dwellings that do not conform to the side yards required in the RC, RR, RE and R-1 Zones additions may be constructed within such required side yards if such additions are located not closer to the side lot line than the existing dwelling; provided, that in no case shall such additions be located closer than 5-feet to interior side lot lines or 10-feet to street side lot lines.

8. Garage in the R-1-7000 Zone

In the R-1-7000 Zone, a garage that is an integral part of the main dwelling may be located not closer than 5-feet to any interior side lot line.

9. Setbacks for RR Zoned Properties less than 20,000 square feet in area

For legally created parcels within the RR Zone which are less than 20,000 square feet in area, the following setbacks shall be provided and supersede those listed in Table 19.100.040 A as follows:

- a. For lots less than 8,500 square feet in area, the R-1-7000 standards apply.
- b. For lots greater than 8,500 square feet in area, but less than 10,500 square feet in area, the R-1-8500 standards apply.

- c. For lots greater than 10,500 square feet in area, but less than 13,000 square feet in area, the R-1-10500 standards apply.
- d. For lots greater than 13,000 square feet in area, but less than 20,000 square feet in area, the R-1-13000 standards apply.

D. Duplexes in the R-1-7000 Zone

- 1. Duplexes are permitted in the R-1-7000 zone subject to the following standards:
 - a. The units shall have been legally established in the R-2 Zone as of the effective date, November 3, 2006 (P06-1062).
 - b. Expansion of units is permitted subject to compliance with the development standards of the R-1-7000 Zone.
 - c. If one or both units are destroyed, they may be rebuilt.
 - d. Occupancy is limited to one family per dwelling unit (i.e., two-families in one duplex).
 - e. Construction of new duplexes, where a duplex did not previously legally exist, is not permitted.
 - f. Second Dwelling Units (19.525) are not permitted on lots with existing duplexes. (Ord. 6966 §1, 2007)

19.100.070 Additional Regulations for the R-3 and R-4 Zones.

A. Floor Area per Dwelling Unit

The minimum floor area per dwelling unit in the R-3 and R-4 zones shall be as follows:

1. 400-square-feet for each unit; and
2. An additional 100-square-feet shall be required for each bedroom.

B. Common Usable Open Space

1. The minimum common usable open space, as defined in Article X (Definitions), required for each dwelling unit shall be as set forth in Table 19.100.070 Open Space Standards: Multi-Family Residential Zones below:

**Table 19.100.070
Open Space Standards: Multi-Family Residential Zones**

Open Space Standards	Multi-Family Residential Zones					
	R-3-4000	R-3-3000	R-3-2500	R-3-2000	R-3-1500	R-4
Common Usable Open Space – Minimum per Unit	500 sq. ft.	500 sq. ft.	500 sq. ft.	500 sq. ft.	500 sq. ft.	500 sq. ft.
Private Open Space Ground Floor/Upper Story Unit	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.

2. Development consisting of 20 units or fewer shall provide a large open lawn area (one of the dimensions shall be a minimum of 50-feet) and include but not be limited to two of the following recreational amenities, or equivalent, as approved by the Planning Commission:
 - a. Tot lot with multiple play equipment
 - b. Pool and spa
 - c. Barbeque facility equipped with grill, picnic benches, etc.
3. Development consisting of 21 units to 75 units shall provide a large open lawn area (one of the dimensions shall be a minimum of 50-feet) and include but not be limited to three of the recreational amenities listed below, or equivalent, as approved by the Planning Commission.
 - a. Tot lot with multiple play equipment
 - b. Pool and spa
 - c. Barbeque facility equipped with grill, picnic benches, etc.

- d. Court facilities (e.g. tennis, volleyball, basketball, etc.)
 - e. Exercise room
 - f. Clubhouse
4. Development consisting of 76 units or more shall provide a large open lawn area (one of the dimensions shall be a minimum of 100-feet) and include but not be limited to four of the following recreational amenities, or equivalent, as approved by the Planning Commission:
- a. Tot lots with multiple play equipment. The tot lots shall be conveniently located throughout the site. The number of tot lots and their location shall be subject to Planning Commission review and approval.
 - b. Pool and spa
 - c. Multi-purpose room equipped with kitchen, defined areas for games, exercises, recreation, entertainment, etc.
 - d. Barbeque facilities equipped with multiple grills, picnic benches, etc. The barbecue facilities shall be conveniently located throughout the site. The number of barbeque facilities and their locations shall be subject to Planning Commission review and approval.
 - e. Court facilities (e.g. tennis, volleyball, basketball, etc.)
 - f. Jogging/walking trails with exercise stations.
 - g. Community garden
 - h. Theater
 - i. Computer Room
 - j. Exercise Room
5. Other recreational amenities not listed above, may be considered in lieu of those listed subject to Planning Commission review and approval.
6. Related recreational activities may be grouped together and located at any one area of the common space.
7. Dispersal of recreational facilities throughout the site shall be required for development with multiple recreational facilities.
8. All recreation areas or facilities required by this Section shall be maintained by private homeowners' associations, property owners, or private assessment districts subject to Planning Commission approval.

9. In the R-4 Zone, a maximum of 25 percent of the required common open space may be located on the roof of a garage or building, provided such common usable open space is provided with recreational amenities suitable for the residents of the development subject to City Planning approval.

C. Private Usable Open Space

Each dwelling unit shall be provided with at least one area of private usable open space, as defined in Article X (Definitions), accessible directly from the living area of the unit and as set forth in Table 19.100.070 (Open Space Standards: Multi-Family Residential Zones) and in the following:

1. Ground Floor Units: Private usable open space for ground floor units shall be in the form of a fenced yard or patio, a deck or balcony. In order to count toward the open space requirement, a yard area, or uncovered deck or patio shall have a minimum area of 120-square-feet. Such private usable open space shall have no dimension of less than 8-feet. No more than 50 percent of ground-level space may be covered by an overhang balcony or patio roof.
2. Above-Ground Level Units: Each dwelling unit having no ground-floor living area shall have a minimum above-ground level private usable open space area of at least 50-square-feet. Such private usable open space shall have no dimension of less than 5-feet. Above-ground level space shall have at least one exterior side open above railing height.
3. Each square foot of private usable open space provided beyond the minimum requirement of this section shall be considered equivalent to one and one-half square feet of the required group usable open space provided in the project. In no case shall private usable open space constitute more than forty percent of the total required group open space for the project.

D. Distance Between Buildings

The minimum distance between buildings shall be not less than fifteen feet.

E. Trash Collection Areas

Common trash collection areas shall be provided and conform to the regulations set forth in Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures).

F. Keeping of Animals

Domestic animals in accordance with Table 19.150.020 B (Incidental Uses Table) pursuant to Chapter 19.455 (Animal Keeping) are permitted. All other animal keeping is prohibited.

No poultry, pigeons, rabbits, horses, mules, ponies, goats, swine, cows or similar animals generally considered to be non-household pets shall be kept in any R-3 or R-4 Zone.

G. Pedestrian Accommodation

All developments shall provide paved, lighted pedestrian paths connecting parking areas to the units served, and also connecting units to any common usable open space areas improved with recreational amenities.

H. Private Streets and Driveways

All driveways and streets provided within any multi-family development shall be private and shall be maintained by a private homeowners' association, property owner, or private assessment district. Such private streets and driveways shall be designed, built and maintained as set forth in the permit conditions authorizing such development.

I. Recreational Vehicle Parking

Recreational vehicle parking shall be in accordance with Section 19.580.070 A 4 (Recreational Vehicle Parking in Residential Zones). In addition to providing all required spaces, a development may provide a special parking area and spaces for recreational vehicles, provided such area and spaces are screened from view from surrounding properties by a block wall of a minimum height of eight feet. Any such parking area and screen wall shall be subject to Site Plan Review and Design Review as set forth in Section 19.100.080 (Site Plan Review and Design Review Required - R-3 and R-4 Zones).

J. Landscaping

Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation).

K. Lighting

1. All outdoor lighting shall be designated with fixtures and poles that illuminate uses, while minimizing light trespass into neighboring areas.
2. The candlepower of outdoor lighting shall be the minimum required for safety purposes.
3. The provisions of Section 19.590.070 (Light and Glare) shall apply.
4. The provisions of Chapter 19.556 (Lighting) shall apply. (Ord. 6966 §1, 2007)

19.100.080 Site Plan Review and Design Review.

A. Infill Developments in the Single Family Residential Zones

A cursory review of building elevations for infill developments will take place in the Plan Check stage of the Building Permit process to insure compatibility of the new development with the existing neighborhood.

B. Multi-Family Residential

All new buildings, structures, and all exterior alterations or enlargements of an existing building or structure in any R-3 or R-4 Zone consisting of 10 units or more shall require Site Plan Review approval pursuant to the provisions of Chapter 19.770 (Site Plan Review Permit) and Design Review approval pursuant to the provisions of Chapter 19.710 (Design Review). (Ord. 6966 §1, 2007) Projects of less than 10 units shall not be subject to the provisions of Chapter 19.770 (Site Plan Review) but will be subject to the provisions of Chapter 19.710 (Design Review).

19.100.090 Other Regulations Applicable to All Residential Zones.

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Riverside Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.49: Garage Sales

Chapter 5.75: Mobile Home Parks Rent Stabilization Procedures

Title 6: Health and Sanitation

Chapter 6.13: Exterior Structure Maintenance

Chapter 6.14: Landscape Maintenance

Chapter 6.15: Abatement of Public Nuisances

Chapter 6.16: Fly-Producing Conditions

Title 8: Animals

Chapter 8.04: Animals

Chapter 8.10: Noisy Animals

Chapter 8.19: Pot-Bellied Pigs

Chapter 8.20: Bees and Apiaries

Title 16: Buildings and Construction

Title 17: Grading

Title 18: Subdivision

Title 20: Cultural Resources (Ord. 6966 §1, 2007)

Exhibit “5”

Chapter 19.110

COMMERCIAL AND OFFICE ZONES (O, CR, CG AND CRC)

- 19.110.010 Purpose.**
- 19.110.020 Permitted Land Uses.**
- 19.110.030 Commercial and Office Development Standards.**
- 19.110.040 Additional Standards, Regulations and Requirements for Commercial & Office Development.**
- 19.110.050 Sign Review Required.**
- 19.110.060 Other Regulations Applicable to all Commercial and Office Zones.**

19.110.010 Purpose.

Four commercial and office zones are established to implement the four commercial and office land use designations in the General Plan. The purpose of each commercial and office zone is as follows:

A. Office Zone (O)

The Office Zone (O) is intended for the location of offices for administrative, business and professional activities that involve a relatively low volume of direct customer contact. The Zone is also established to allow limited commercial uses that support the office uses and their employees.

B. Commercial Retail Zone (CR)

The Commercial Retail Zone (CR) is intended for a broad range of indoor oriented retail sales and service, and office uses as either stand-alone businesses or as part of commercial centers or office developments.

C. Commercial General Zone (CG)

The Commercial General Zone (CG) is intended to allow for more intense service commercial retail, office, and repair uses. The CG Zone allows for some outdoor retail uses.

D. Commercial Regional Center Zone (CRC)

The Commercial Regional Center Zone (CRC) is intended for intense, regional-serving commercial uses. The areas are located adjacent or in proximity to freeways and arterial roadways that accommodate regional traffic. (Ord. 6966 §1, 2007)

19.110.020 Permitted Land Uses.

- A. Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit) or conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses

that are specifically prohibited. Uses not listed in the Tables are prohibited unless, the Zoning Administrator, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.

- B. The provisions set forth in Chapter 19.215 (Neighborhood Commercial Overlay Zone – NC) may be applied to any commercial zone and may further limit the uses permitted. (Ord. 7064 §2, 2010; Ord. 6966 §1, 2007)

19.110.030 Commercial and Office Development Standards.

Table 19.110.030 (Commercial and Office Development Standards) sets forth the minimum development standards for each of the commercial and office zones. (Ord. 7109 §3, 2010; Ord. 6966 §1, 2007)

Table 19.110.030

Commercial and Office Development Standards

Development Standard	O	CR	CG	CRC	Notes, Exceptions & Special Provisions
Floor-Area-Ration (FAR) - Maximum	1.0	0.50	0.50	0.50	See note 2
Lot Area - Minimum	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	10 acres	See note 3
Lot Width - Minimum	65 ft.	60 ft.	100 ft.	300 ft.	Pursuant to Title 18 (Subdivision Code)
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	100 ft.	Pursuant to Title 18 (Subdivision Code)
Building Height - Maximum	40 ft.	75ft.	75 ft.	75 ft.	See also Chapter 19.200 – Building Stories Overlay Zone (S)
Front Yard Setback - Minimum	15 ft.	0 ft.	0 ft.	50 ft.	Front yard setback shall be increased by 2 ½ feet per story for any story over the second story. See Chapter 19.180 – Building Setback Overlay Zone.
Side Yard Setback - Minimum A. Interior Side B. Street Side	5 ft. 15 ft.	0 ft. 0 ft.	0 ft. 0 ft.	20 ft. 50 ft.	Side yard setbacks shall be increased by 2 ½ feet per story for any story over the second story. Whenever a CRC Zone property abuts a property zoned for residential use, the setback shall be 50 ft. with at least 10 feet of landscaping.

Table 19.110.030**Commercial and Office Development Standards**

Development Standard	O	CR	CG	CRC	Notes, Exceptions & Special Provisions
Rear Yard Setback - Minimum	15 ft.	0 ft.	0 ft.	0 ft.	Whenever a CRC Zone property abuts a property zoned for residential use, the building setback shall be 50 ft. with at least 10 feet of landscaping. Whenever a CR or CG zoned property abuts a property zoned for residential use, the building setback shall be a minimum of 15 feet with at least 5 feet of landscaping. Additional setbacks may be required.
Landscape Setbacks	Varies	Varies	Varies	Varies	See Chapter 19.580 – Parking and Loading
Landscape Setback from any Freeway Right-of-way	5 ft.	5 ft.	5 ft.	20 ft.	

Table 19.100.030**Notes:**

1. The setback areas specified may be used for the following purposes:
 - a. Off-street parking, loading and traffic circulation, including lights for the illumination of such areas, except where landscaped areas may be required per Chapter 19.580 (Parking and Loading) or as noted above.
 - b. Signs necessary to direct and control vehicular and pedestrian traffic within the shopping center (see Chapter 19.620).
 - c. The permitted signs identifying the shopping center (see Chapter 19.620).
2. The Approving or Appeal Authority may allow a development project to exceed a maximum FAR when it can be found that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses.
3. Smaller minimum lot areas may be established by a master plan for the center or for the adaptive reuse or development of existing infill lots.

19.110.040 Additional Standards, Regulations and Requirements for Commercial & Office Development.

A. Walls

Where any commercial zone adjoins any lot zoned for residential use, a minimum six-foot-high decorative masonry wall shall be erected and maintained along such property line. However, such wall shall be limited in height to 3 feet within the front yard setback requirement.

B. All Activities to be Conducted Indoors

All activities shall be conducted wholly within a building except those activities specifically permitted within Article VII.

C. Access by Easement Permitted

Direct access to a public street or alley is not required for individual parcels within a commercial or office complex if permanent access to the parcel is provided by a recorded easement.

D. Temporary Sales

Temporary sales activities are permitted subject to the regulations set forth in Chapter 19.740 (Temporary Use Permit).

E. Screening of Mechanical Equipment

The screening of mechanical equipment shall comply with regulations set forth in Chapter 19.555 (Outdoor Equipment Screening).

F. Screening of Trash Receptacles

The screening of trash receptacles shall comply with regulations set forth in Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures).

G. Utilities

Utilities shall be installed and maintained as set forth in Chapter 19.555 (Outdoor Equipment Screening).

H. Landscaping

Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation).

I. Parking

Parking shall be provided as set forth in Chapter 19.580 (Parking and Loading).

J. Lighting

1. All outdoor lighting associated with commercial uses adjacent to or within the immediate vicinity of residential uses shall be designated with fixtures and poles that illuminate commercial uses, while minimizing light trespass into residential areas.
2. The candlepower of outdoor lighting shall be the minimum required for safety purposes.
3. The provisions of Section 19.590.070 (Light and Glare) shall apply.
4. The provisions of Chapter 19.556 (Lighting) shall apply. (Ord. 6966 §1, 2007)

19.110.050 Design Review Required.

No new building, structure, outdoor dining area, sign, or exterior alteration and no enlargement of an existing building, structure, outdoor dining area or sign shall be commenced in any commercial or office zone until Design Review approval has been granted pursuant to Chapter 19.710 (Design Review). (Ord. 6966 §1, 2007)

19.110.060 Other Regulations Applicable to all Commercial and Office Zones.

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Riverside Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.04: Taxes, Licenses and Regulations

Chapter 5.16: Close-Out Sales

Chapter 5.24: Dance Halls and Public Dances

Chapter 5.28: Poolrooms

Chapter 5.32: Transient Occupancy Tax

Chapter 5.38: Pedestrian Food Vendors

Chapter 5.48: Swap Meet

Chapter 5.52: Massage

Chapter 5.60: Bingo

Chapter 5.64: Motor Vehicle Fuel Price Posting

Chapter 5.65: Convalescent Transport Vehicles

Chapter 5.66: Ambulances

Title 6: Health and Sanitation

Chapter 6.08: Regulation of Food Establishments and Food Facilities

Chapter 6.09: Regulation of Food Handlers

Chapter 6.13: Exterior Structure Maintenance

Chapter 6.14: Landscape Maintenance

Chapter 6.15: Abatement of Public Nuisances

Chapter 6.16: Fly-Producing Conditions

Title 7: Noise Control

Title 8: Animals

Chapter 8.18: Commercial Kennels

Title 9: Peace, Safety and Morals

Chapter 9.07: Charge for Police Response to Loud or Large Parties

Chapter 9.09: Public Pay Telephone Regulations

Chapter 9.16: Litter and Littering

Chapter 9.40: Adult-Oriented Businesses

Chapter 9.42: Fortunetelling and Occult Arts

Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Building and Construction

Title 17: Grading

Title 18: Subdivision

Title 20: Cultural Resources (Ord. 6966 §1, 2007)

Exhibit “6”

Chapter 19.120

MIXED-USE ZONES (MU-N, MU-V, MU-U)

- 19.120.010 Purpose.**
- 19.120.015 Design Review Required.**
- 19.120.020 Permitted Land Uses.**
- 19.120.030 Site Plan Review Permit and Required Findings.**
- 19.120.040 Phasing.**
- 19.120.050 Use Regulations.**
- 19.120.060 Development Standards.**
- 19.120.070 Design Standards and Guidelines.**
- 19.120.080 Performance Standards.**
- 19.120.090 Other Regulations Applicable to Mixed-Use Zones.**

19.120.010 Purpose.

A. General

The mixed-use zones are established with the following intents and purposes:

1. To encourage a mixture of compatible and synergistic land uses, such as residential with compatible non-residential uses including office, retail, personal services, public spaces and other community amenities. These uses are allowed as either:
 - a. singular, stand-alone uses that contribute to a mixture of uses within the zone; or
 - b. combined uses in one project as a mixed-use development.
2. To strengthen the interaction between residential, commercial and employment uses in order to reduce dependency on automobiles, improve air quality, decrease urban sprawl, facilitate use of transit and encourage conservation of land resources.
3. To provide opportunities for transit-oriented development.
4. To revitalize deteriorating commercial areas by integrating residential uses and public institutions into the commercial fabric to create an active street life and enhance the vitality of businesses.
5. To provide alternatives to new development of small shopping centers.
6. To foster pedestrian-oriented activity nodes by providing a mix of uses in compact, walkable areas.
7. To increase the area available for residential development and provide alternative types of housing.
8. To provide appropriate locations for a broad range of live/work activities to occur.

9. To encourage medium- and high-density residential development to occur in close proximity to employment and services.
10. To allow for a greater variety of land uses and structures, including adaptive reuse of existing structures and flexibility in site planning.

B. Zones Established

Three mixed-use zones are established to provide development opportunities for integrated, complementary residential and commercial development on the same parcel or a contiguous group of parcels. Singular, stand-alone uses are permitted when they foster an overall mixture of uses in the zone. A wide range of uses is permitted, and it is the intent of these zones to foster a mixture of product types. Development solely as commercial or residential districts is strongly discouraged. Design and development standards for all three zones are directed toward encouraging pedestrian activity and ensuring that mixed commercial and residential uses are designed to be compatible both within the development and with other surrounding areas.

1. Mixed Use - Neighborhood (MU-N)

The MU-N Zone provides opportunities for primarily neighborhood-serving commercial uses with limited, low-intensity residential uses in a mixed-use environment. It is intended to preserve the existing housing stock and residential character of neighborhoods, while allowing for development of new housing opportunities and encouraging pedestrian-oriented retail and 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.

2. Mixed Use - Village (MU-V)

The MU-V Zone provides for medium to high-density residential development with retail, office and service uses primarily at the street level to facilitate a pedestrian environment. It is intended to encourage new housing opportunities, such as live/work units and residential over retail, that are nearby to commercial services. Plazas, courtyards, outdoor dining, transit stops and other public gathering spaces and community amenities, such as art in public spaces, 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 lower density residential neighborhoods.

3. Mixed Use - Urban (MU-U)

The MU-U Zone 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, transit stations and other community amenities, such as art in public spaces.

The focus of the development and design standards is on ensuring that 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. (Ord. 6966 §1, 2007)

19.120.015 Design Review Required.

No new building, structure, outdoor dining area or sign exterior alteration or enlargement of an existing building, structure, outdoor dining area or sign shall be commenced in any mixed-use zone until Design Review approval has been granted pursuant to Chapter 19.710 (Design Review). (Ord. 6966 §1, 2007)

19.120.020 Permitted Land Uses.

Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless the Community & Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited. (Ord 7064 §3, 2010)

19.120.030 Site Plan Review Permit and Required Findings.

New development in the Mixed Use - Village (MU-V) and Mixed Use - Urban (MU-U) Zones is subject to a Site Plan Review Permit in accordance with Chapter 19.770 (Site Plan Review Permit) of the Zoning Code. Prior to submittal of a Site Plan Review Permit application, a pre-application conference with the Planning Division staff is encouraged.

- A. The Planning Commission may approve a Site Plan Review Permit for new development in the MU-V and MU-U Zones upon making the following findings:
1. The proposed development is consistent with the General Plan, any applicable specific plans and the intent and purpose of the mixed-use zones (Section 19.120.010 - Purpose).
 2. The proposed development, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area.
 3. The proposed development is appropriate for the site and location by fostering a mixture and variety of land uses within the zone and the general vicinity and contributing to a synergistic relationship between uses. (Note: mixed-use zones that develop solely as commercial or residential uses do not meet the intent or purpose of their establishment at designated locations throughout the City.)

4. The proposed development is harmonious with its surrounding environment. Buildings within a mixed-use development project must also be compatible with each other and be designed as an integrated, unified project. All proposed development must meet the design standards and guidelines in Section 19.120.070 (Design Standards and Guidelines). (Ord. 6966 §1, 2007)

19.120.040 Phasing.

- A. For any mixed-use development that is proposed to be constructed in phases, the applicant shall submit a development phasing plan, to be reviewed in conjunction with the Site Plan Review Permit where required, that specifies the chronology of development, including structures, public facilities and infrastructure. The project shall be phased so that supporting public facilities and infrastructure are provided concurrent with their need and are completed before the occupancy of structures. Project phasing may be reviewed independently subsequent to initial approval of the Site Plan Review Permit.
- B. If the initial phase of development does not include a mix of uses, the conditions may be applied to the development phasing plan so that a mix of component uses is provided before the completion of the project. (Ord. 6966 §1, 2007)

19.120.050 Use Regulations.

- A. Table 19.150.020 (Mixed-Use Zones Development Standards) identifies the permitted uses in the MU-N, MU-V and MU-U Zones as singular, stand-alone uses or combined uses in a mixed-use development, provided such uses are consistent with the objectives and policies of the General Plan and adhere to the definitions, development and design standards set forth herein.
- B. Certain uses may be subject to special conditions regarding the location, operation or design of the use. References to these provisions are made in Table 19.150.020 (Mixed-Use Zones Development Standards).
- C. When a use is not specifically listed in Table 19.150.020 (Mixed-Use Zones Development Standards), the Community & Economic Development Director or his/her designee, pursuant to the provisions in Chapter 19.060 (Interpretation of Code), shall have the authority to determine whether the proposed use is permitted based on the finding that the use is similar to and no more detrimental than those permitted in the zone. Uses not listed, or otherwise determined by the Community & Economic Development Director or his/her designee to be permitted, are prohibited. (Ord. 6966 §1, 2007)

19.120.060 Development Standards.

- A. General

Table 19.120.050 (Mixed-Use Zones Development Standards) identifies the development standards applicable to all development in the mixed-use zones. Certain development standards may be subject to special conditions. These standards are

provided here or as otherwise referenced. Under Site Plan Review, more restrictive development standards may be applied by the Planning Commission. (Ord. 6966 §1, 2007)

Table 19.120.050

Mixed-Use Zones Development Standards

Development Standards	Zones			Notes, Exceptions & Special Provisions
	MU-N	MU-V	MU-U	
Lot Area - Minimum	7,000 sq. ft	20,000 sq. ft	20,000 sq. ft	
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	
Lot Width - Minimum	60 ft.	75 ft.	80 ft.	
Front Yard Setback - Minimum	15 ft.	0 ft.	0 ft.	
Side Yard Setback - Minimum	0 ft.	0 ft.	0 ft.	See Note 2
Rear Yard Setback Minimum	15 ft.	15 ft.	15 ft.	See Note 3
Building Height - Maximum	35 ft.	45 ft.	60 ft.	
Front Building Facade Length - Maximum	60 ft.	125 ft.	125 ft.	
FAR - Maximum	1.0	2.5	4.0	
Residential Density - Maximum	10 du/ac	30 du/ac	40 du/ac	See Note 6
Open Space Requirements - Stand Alone	See Note	See Note	See Note	See Table 19.100.060 (Additional Requirements for the R-3 and R-4 Zones)
Open Space Requirements - Mixed Use Development				
A. Minimum Private Open Space	50 sq. ft./du	50 sq. ft./du	50 sq. ft./du for at least 50% of the units	See Note 7
B. Minimum Common Open Space	50 sq. ft./du	50 sq. ft./du	50 sq. ft./du	See Note 8

Table 19.120.050

Notes, Exceptions and Special Provisions

1. The minimum side yard setback in the MU-N Zone shall be 10 feet when adjacent to a residential zone. The minimum side yard setback in the MU-V and MU-U Zones shall be 15 feet when adjacent to a residential zone, or if the project contains a residential component.
2. The minimum rear yard setback for any mixed-use zone shall be 25 feet when adjacent to a residential zone or if the project contains a residential component. Where a development abuts an alley to the rear, the rear setback shall be measured from the centerline of the alley.
3. Higher residential densities are permissible for projects in the MU-V and MU-U Zones that have the potential to serve as transit-oriented developments. Proposed projects within one-half of a mile of: (1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 dwelling units per acre in the MU-V Zone with a maximum total permissible FAR of 2.5 and up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0. This provision is permissible, not mandatory, and subject to discretion as part of the Site Plan Review process.
4. Private useable open space shall have a minimum dimension on any side of 5 feet. Private useable open space can also be met through equivalent design features as approved by the Planning Commission.
5. Common useable open space may be divided into more than one area; however, each area shall be a minimum of 625 square feet, with no dimension on any side of less than 25 feet.

B. Parking Requirements

1. Parking for uses in the mixed-use zones shall be provided as required in Chapter 19.580 (Parking and Loading). A reduction in the number of required parking spaces may be permitted for mixed-use development and/or stand-alone uses in mixed-use zones subject to the approval of a shared parking arrangement.
2. Parking spaces shall be specifically designated for non-residential and residential uses by the use of posting, pavement markings and/or physical separation. There should be separate entrances and exits, or a designated lane for residents in order to minimize waiting times for residents.
3. Parking structures shall be architecturally integrated with the project design and their visual impact minimized through proper siting and design. Parking structures shall include architectural detailing, façade treatment, artwork, landscaping or similar features to enhance the street façade.
4. Shared driveways and parking arrangements between commercial uses are strongly encouraged.
5. Parking between the sidewalk and buildings shall be prohibited.

C. Special Provisions for Live/Work Units

1. The following provisions apply to live/work units:
 - a. Floor area requirements

The minimum floor area of a live/work unit shall be 750-square-feet.

b. Access to units

Access to individual units shall be from common access areas, corridors or hallways.

c. Internal layout

All living space within the live/work unit shall be contiguous with, and an integral part of, the working space, with direct access between the two areas.

d. Occupancy and employees

At least one of the full-time workers of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary.

e. Retail sales

Retail space may be integrated with working space.

f. Business Tax Certificate

A business tax certificate shall be obtained in compliance with the Municipal Code, Title 5, for business activities conducted within the live/work unit. (Ord. 6966 §1, 2007)

19.120.070 Design Standards and Guidelines.

The purpose of this Section is to facilitate high quality development within mixed-use zones. Innovative project design, particularly involving infill development and reuse of existing structures, is required. These standards and guidelines address site planning and building design, and are in addition to the development standards in Section 19.120.060 (Development Standards) of this Chapter, and the Citywide Design Guidelines.

A. Setbacks

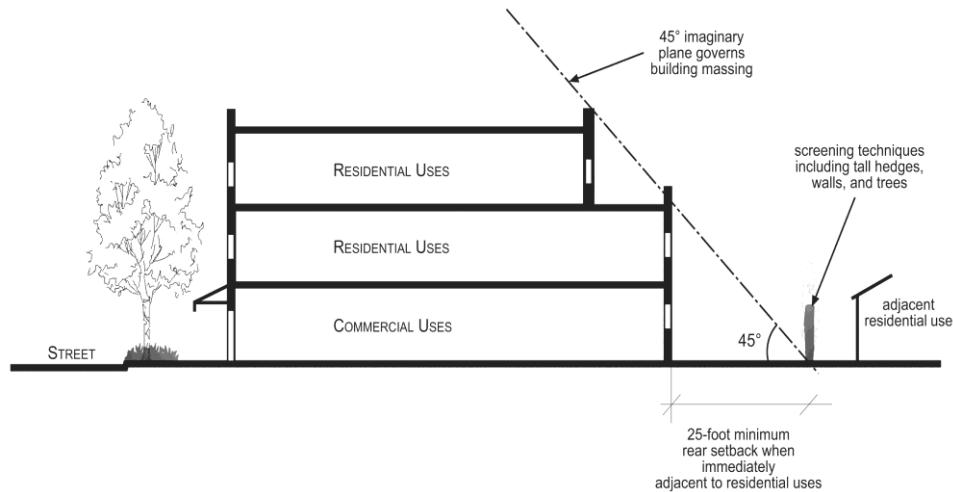
1. The front setback area shall include landscaping and/or a hard-surface expansion of the sidewalk. Walkway connections to building entrances shall include special paving treatment or materials. The use of awnings, canopies and arcades shall be provided as appropriate to provide visual interest and shade.
2. In pedestrian areas along street frontages in the MU-U Zone, where there is no front building setback (0-foot setback), a portion of the front building elevation may be set back to allow for outdoor use, such as outdoor patio dining, display, public art, entry forecourts, or other amenity appropriate to an urban development.

B. Building Siting, Orientation and Entrances

1. Buildings should be sited to avoid random and irregular building relationships, and shall be arranged to create a sense of unity and overall harmony. To the maximum extent possible, new structures shall be clustered to create plazas and pedestrian malls and avoid the creation of “barrack-like” rows of structures. Where clustering is impractical, a visual link between separate structures should be established. This link can be accomplished through the use of an arcade system, trellis or other open structure (See Figure 19.120.070 I - Open Space).
2. The main entrance or entrances shall be oriented to the street or major plazas or open space. Main entries to buildings should be clearly demarcated, visible and accessible from the street and/or pedestrian walkways. Secondary entries may be from parking areas.
3. Commercial facilities in mixed-use projects should be oriented to the street, with parking generally located in the rear or side of buildings. The perimeter of parking areas and driveways adjacent to streets and sidewalks shall be screened with an attractive low wall, berm, fence or landscaping.

C. Scale and Mass

1. The scale and mass of a new mixed-use development should be consistent with neighboring developments and not overwhelm them with disproportionate size or incompatible design. Buildings shall step down to lower-profile buildings on adjacent properties.
2. At residential edges, buildings should maintain low profiles to provide a transition between urban and residential areas (Figure 19.120.070 C – Scale and Mass). Taller elements of the building shall increasingly step back from adjacent single-family residential zones. No portion of the building, excluding parapets, shall be above an imaginary plane drawn at the rear property line that is adjacent to a residential zone, and extended at an angle of 45 degrees toward the center of the property.



Setbacks and massing for buildings adjacent to residential uses.

Figure 19.120.070 C
Scale and Mass

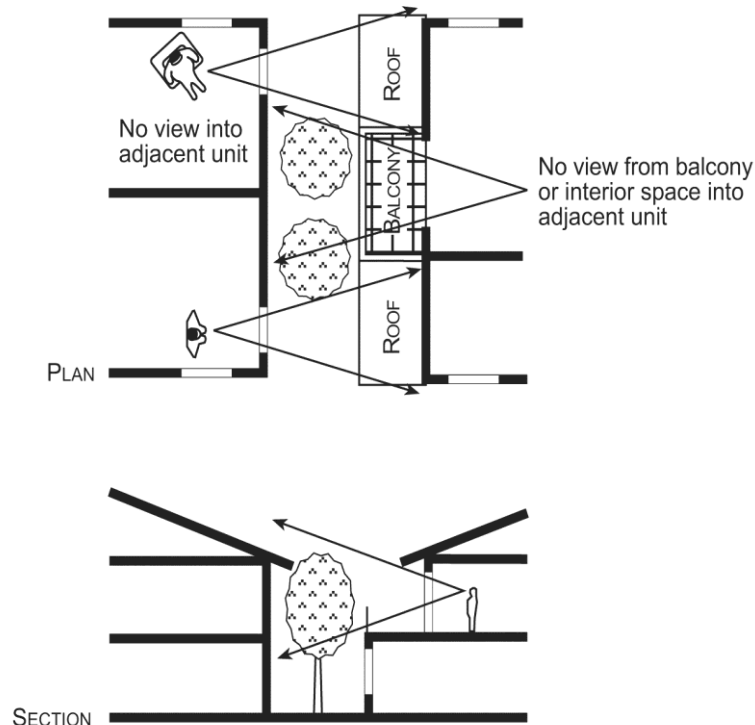
D. Building Modulation and Articulation

1. Building design shall avoid large monotonous facades, long straight-line building fronts, plain box shapes, and barren exterior treatment. All building elevations visible from a public way, including freeways, shall be highly articulated and incorporate the chosen design theme in a consistent manner.
2. Commercial facades of mixed-use projects should be modulated at least every 50 feet by changes in building mass or facade treatment, such as projected entrance windows, roof form or other architectural features.
3. Building facades shall be designed so as to give individual identity to each vertical module of residential units, using techniques such as providing a deep notch between the modules; varying architectural elements between units (e.g., window color, roof shape, window shape, stoop detail, railing type); providing porches and balconies; varying color or materials of each individual module within a harmonious palette of colors and materials, etc.

E. Privacy for Residential Units

1. Buildings shall be oriented to promote privacy to the greatest extent possible. In mixed-use projects, residential windows should face away from loading areas and docks. To the extent residential windows face the windows of an adjacent unit, the windows should be offset to maximize privacy.
2. Windows, balconies or similar openings should be oriented so as not to have a direct line-of-sight into adjacent units within the development (Figure 19.120.070 E - Privacy for Residential Units). In addition, units above the first story should be designed so that they do not look directly onto private patios or backyards of adjoining residential property or units.

3. Landscaping may be used to aid in privacy screening and as a buffer from commercial development.



Plant appropriate trees and offset windows and balconies (or patios) to maintain privacy between residential units.

Figure 19.120.070 E
Privacy for Residential Units

F. Vehicle Circulation and Access

1. Site access and internal circulation shall promote safety, efficiency and convenience. Vehicular traffic shall be adequately separated from pedestrian circulation. Vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.
2. The number of site access points or driveway aprons shall be minimized for aesthetic purposes, to achieve efficient and productive use of paved access ways and to eliminate traffic and pedestrian hazards. They should be located as far as possible from street intersections, and should be coordinated with existing or planned median openings and driveways on the opposite side of the roadway. Common driveways that provide vehicular access to more than one site are encouraged.

G. Pedestrian Circulation

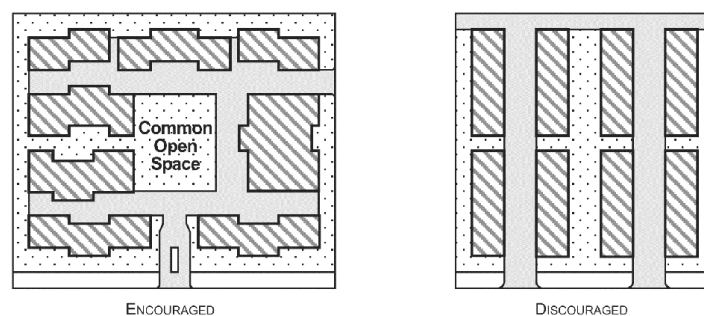
1. All new uses shall be oriented and designed to enhance pedestrian movement to and between adjacent uses.
2. New development shall include pedestrian walkways, that shall be separated from vehicular traffic to the extent possible. Pedestrian entrances and walkways shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.
3. Pedestrian walkways shall link dwelling units with commercial facilities in the project, common open space, plazas and courtyards, parking areas and public sidewalks.
4. Decorative paving or some other method shall be used to delineate crossings at circulation drives and parking aisles.

H. Plazas and Courtyards

New development shall incorporate outdoor plazas and courtyards into their design. Buildings may be clustered to create usable pedestrian areas.

I. Open Space

1. Common open space areas shall be convenient to the majority of dwellings, and shall contain amenities appropriate to the project's size (Figure 19.120.070 I - Open Space).
2. Private useable open space shall be contiguous to the unit served and screened from public view for privacy. All balconies and patios that front a public street shall be substantially enclosed for screening and privacy.



Orient buildings to create useable open space in a convenient location.

Figure 19.120.070 I
Open Space

3. In the MU-V and MU-U Zones, rooftop open space may be used as common useable open space or private useable open space, when directly accessible to the unit(s) it serves.

J. Outdoor Display and Storage

Commercial outdoor display and storage shall not be permitted except as specified in Chapters 19.500 (Outdoor Display of Incidental Plant Materials), 19.505 (Outdoor Display and Sales) and 19.510 (Outdoor Storage).

K. Trash Receptacles and Enclosures

1. The residential units shall maintain a trash storage container area that is separate from that used by the commercial uses. It shall be clearly marked for residential use only.
2. All trash storage areas for commercial uses shall be located so as to be convenient to the commercial users and where associated odors and noise will not adversely impact the residential uses.
3. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.

L. Mechanical Equipment Screening

The provisions of Chapter 19.555 (Outdoor Equipment Screening) regarding required screening of mechanical equipment shall apply. (Ord. 6966 §1, 2007)

19.120.080 Performance Standards.

The purpose of this Section is to ensure that residential uses in mixed-use zones are not adversely impacted by adjacent commercial uses, including but not limited to traffic, noise, light and safety impacts. In the interests of both the residents and the businesses, no Site Plan Review Permit shall be approved for a project unless the project is designed to meet the following performance standards, in addition to performance standards set forth in Chapter 19.590 (Performance Standards).

A. Noise

1. Residential units shall be constructed and designed to meet the performance standards in Title 7 (Noise Control) and Title 16 (Buildings and Construction). Proper design may include, but shall not be limited to, building orientation, double windows, wall and ceiling insulation and orientation of vents.
2. Commercial uses shall be designed and operated, and hours of operation limited where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic, routine deliveries or late-night activity. No amplified sound, including music, shall be audible to neighboring residents.
3. Common walls between residential and non-residential uses shall be constructed to minimize the transmission of noise and vibration.

B. Security

1. The residential units shall be designed to ensure the security of residents through the provision of separate and secured entrances and exits that are directly accessible to secured parking areas. Where residential units are in the same structure as a commercial use, access to residential units shall be from a secured area located on the first floor at the ground level.
2. Nonresidential and residential uses located on the same floor shall not have common entrance hallways or common balconies.
3. Any multi-family residential development or group home shall participate in the City's Crime Free Multi-Housing Program, or successor equivalent program.

C. Light and Glare

1. All outdoor lighting associated with commercial uses adjacent to or within the immediate vicinity of residential uses shall be designated with fixtures and poles that illuminate commercial uses, while minimizing light trespass into residential areas.
2. The candlepower of outdoor lighting shall be the minimum required for safety purposes.
3. The provisions of Section 19.590.070 (Light and Glare) shall apply.
4. The provisions of Chapter 19.556 (Lighting) shall apply. (Ord. 6966 §1, 2007)

19.120.090 Other Regulations Applicable to Mixed-Use Zones.

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Riverside Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations
Chapter 5.04: Taxes, Licenses and Regulations
Chapter 5.16: Close-Out Sales
Chapter 5.24: Dance Halls and Public Dances
Chapter 5.28: Poolrooms
Chapter 5.32: Transient Occupancy Tax
Chapter 5.38: Pedestrian Food Vendors
Chapter 5.49: Garage Sales
Chapter 5.52: Massage
Chapter 5.60: Bingo
Chapter 5.64: Motor Vehicle Fuel Price Posting
Chapter 5.49: Garage Sales

Title 6: Health and Sanitation

- Chapter 6.08: Regulation of Food Establishments and Food Facilities
- Chapter 6.09: Regulation of Food Handlers
- Chapter 6.13: Exterior Structure Maintenance
- Chapter 6.14: Landscape Maintenance
- Chapter 6.15: Abatement of Public Nuisances
- Chapter 6.16: Fly-Producing Conditions

Title 7: Noise Control

Title 8: Animals

- Chapter 8.04: Animals
- Chapter 8.10: Noisy Animals
- Chapter 8.18: Commercial Kennels
- Chapter 8.19: Pot-Bellied Pigs

Title 9: Peace, Safety and Morals

- Chapter 9.07: Charge for Police Response to Loud or Large Parties
- Chapter 9.09: Public Pay Telephone Regulations
- Chapter 9.16: Litter and Littering
- Chapter 9.42: Fortune telling and Occult Arts
- Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Buildings and Construction

Title 17: Grading

Title 18: Subdivision

Title 20: Cultural Resources (Ord. 6966 §1, 2007)

Exhibit “7”

Chapter 19.130

INDUSTRIAL ZONES (BMP, I, AI AND AIR)

- 19.130.010 Purpose.**
- 19.130.020 Permitted Land Uses.**
- 19.130.025 Uses Specifically Prohibited.**
- 19.130.030 Development Standards for Industrial Zones.**
- 19.130.040 Additional Standards, Regulations and Requirements for the BMP, I, AIR and AI Zones.**
- 19.130.050 Design Review Required.**
- 19.130.060 Other Regulations Applicable to Industrial Zones.**

19.130.010 Purpose.

The industrial zones are established to implement the Business/Office Park and Industrial land use categories of the General Plan. The purpose of the industrial zones is to provide areas appropriate for a wide variety of industrial, manufacturing, and support uses that have the potential to provide jobs and generate tax revenue in Riverside. Commercial uses allowed in the industrial zones are intended to serve the needs of the industrial and surrounding uses and their employees, and generally are not intended to draw customers from a larger region. The purpose of each of the industrial zones is as follows:

A. Business and Manufacturing Park Zone (BMP)

The Business and Manufacturing Park Zone (BMP) is established to provide a district for low-intensity and low-impact industrial, office, and related uses. Typical uses include research and development facilities and laboratories; administrative, executive and professional offices; small-scale warehouses, light manufacturing; and support commercial.

B. General Industrial Zone (I)

The General Industrial Zone (I) is established to provide a district for general manufacturing and wholesaling, limited warehousing and distribution facilities, and support commercial.

C. Air Industrial Zone (AI)

The Air Industrial Zone (AI) is established to help protect the health, safety and general welfare of the Riverside Municipal Airport and its environs, including provisions for sensible growth and high-quality development tailored to the varied development conditions of the airport area. The AI Zone consists of four subzones - AI-1, AI-2, AI-3, and AI-4 - with the following primary purposes:

1. AI-1: To establish areas for businesses needing large-scale, high-visibility locations.
2. AI-2: To establish areas for airport, industrial, office and limited commercial uses needing moderate scale sites at or adjacent to the Riverside Municipal Airport.

3. AI-3: To establish areas for moderate-size uses with varying locations and site size needs.
4. AI-4: To establish areas for small-size uses with limited visibility and site size needs.

D. Airport Zone (AIR)

The Airport Zone (AIR) is established in recognition of the importance of airport and aviation-related uses to the City's economy, and to allow for aviation, industrial, service and commercial uses related to or compatible with or convenient for airport operations. (Ord. 6966 §1, 2007)

19.130.020 Permitted Land Uses.

Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), or conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables or in Section 19.130.025 (Uses Specifically Prohibited) are prohibited unless, the Community & Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited. (Ord. 7064 §4, 2010; Ord. 6966 §1, 2007)

19.130.025 Uses Specifically Prohibited.

A. The following uses are specifically prohibited in any industrial zone:

1. Any residential use other than permitted caretaker housing
2. Ammonia, chlorine or bleaching powder manufacture
3. Animal slaughtering
4. Asphalt batching plant and rock, sand and gravel pit crushing and screening plant
5. Automobile wrecking, dismantling, and salvage yards
6. Bone, coal or wood distillation
7. Brick, tile or clay products manufacture
8. Cement, lime, gypsum or plaster of Paris manufacture, except that the manufacture of cement products shall be permitted

9. Explosive manufacture or storage
10. Fat rendering
11. Fertilizer manufacture
12. Foundry or smelting of ferrous metals, steel mill or boiler works
13. Garbage, offal, dead animal or refuse incineration, reduction or dumping
14. Glue manufacture
15. Hydrochloric, nitric or sulfuric acid manufacture
16. Junk, rag or scrap iron storage yards or bailing
17. Petroleum refining or petroleum products manufacture
18. Rock, sand or gravel excavating
19. Rubber or gutta-percha manufacture
20. Soap manufacture
21. Stockyard, cattle-feeding yard or hog ranch
22. Tallow, grease or lard manufacture or refining
23. Tanning, curing or storing of raw hides or skins
24. Other uses that, by written decision of the Community & Economic Development Director or his/her designee, are determined to be detrimental to the public welfare by reason of the emission of odor, dust, smoke, gas, noise, vibration or other causes. (Ord. 6966 §1, 2007)

19.130.030 Development Standards for Industrial Zones.

- A. Table 19.130.030 A (BMP, I and AIR Industrial Zones Development Standards) sets forth the minimum development standards for all development in the BMP, I, and AIR Zones. Table 19.130.030 B (AI Industrial Zones Development Standards) sets forth the minimum development standards for all development in the AI Zones. (Ord. 6966 §1, 2007)

Table 19.130.030 A
BMP, I and AIR Industrial Zones Development Standards

Development Standards	BMP	I	AIR	Notes, Exceptions & Special Provisions
Floor-Area-Ratio (FAR) - Maximum ¹	1.50	0.60	0.60	
Lot Area - Minimum	40,000 sq. ft. ²	10,000 sq. ft.	8,000 sq. ft.	
Lot Width - Minimum	140 ft.	60 ft.	60 ft.	
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	
Building Height - Maximum ³	45 ft.	45 ft.	45 ft.	
Front Yard Setback - Minimum ^{5, 6}	–	20 ft.	15 ft.	In the BMP Zone, 20-feet of the required 50-foot front yard setback shall be landscape.
a. Buildings over 30 ft. in height or on an arterial street	50 or 40 ft. ⁴ (See Notes)	–	–	However, a 40-foot front yard setback shall be permitted if it is landscaped in its entirety.
b. Buildings 30 ft. or less in height and not on an arterial street	20 ft. (See Notes)	–	–	In the BMP zone, the 20-foot front yard setback required for buildings 30-feet or less in height shall be landscaped in its entirety.
Side Yard setbacks - Minimum ⁸				
a. Interior Side	0 ft.	0 ft.	0 ft.	
b. Adjacent to Street or Alley	Same as Front Yard	20 ft. ⁷	15 ft. ⁷	
Rear Yard Setback - Minimum ⁹	0 ft.	0 ft.	15 ft.	
Adjacent to Streets	Same as Front Yard	20 ft. ⁷	20 ft. ⁷	

Table 19.130.030 A**Notes:**

1. The Approving or Appeal Authority may allow a development project to exceed a maximum FAR when findings can be made that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses.
2. Smaller minimum lot areas may be established by a specific plan or master plan in the BMP Zone. A master plan must include provisions for common access, parking and maintenance. A total master plan area of 5 acres is required. Site Plan Review approval by the Community & Economic Development Director or his/her designee is required for any master plan.
3. See restrictions in Chapter 19.170 for AP Overlay Zone.
4. In the BMP Zone, off-street parking, gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than 6 feet in height shall be permitted in the rear 30 feet of the required 50-foot front yard setback.
5. Sidewalks, vehicular access drives and railroad tracks that are perpendicular to the front property line shall be permitted in the front setback of the BMP, I and AIR Zones.
6. Meter pits, and utility manholes extending not more than 6 inches above the finished grade, light fixtures and any recording instruments required by this Chapter shall be permitted in the front yard of any industrial zone.
7. A minimum 10-foot on-site landscape planter shall be required along the street side and rear yards of the I and AIR Zones.
8. A minimum side yard of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts a lot or parcel in any residential zone or use.
9. A minimum rear yard of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts a lot or parcel in any residential zone or use.

Table 19.130.030 B

AI Industrial Zones Development Standards

Development Standards	Zones			
	AI-1	AI-2	AI-3	AI-4
Floor Area Ratio (FAR) - Maximum ⁵	1.50	1.50	1.50	1.50
Lot Area - Minimum ²	5 acres			
Major Arterial Frontage		40,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.
All Other Streets		20,000 sq. ft.	20,000 sq. ft.	14,000 sq. ft.
Lot Width - Minimum	300 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		140 ft.	140 ft.	140 ft.
20,000 sq. ft. Lot		100 ft.	100 ft.	
14,000 sq. ft. Lot				100 ft.
Building Height - Maximum ⁴	45 ft.	45 ft.	45 ft.	45 ft.
Front Yard Setback - Minimum	50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)
40,000 sq. ft. Lot (Major Arterial Frontage)				
20,000 sq. ft. Lot		20 ft. (all landscaped)	20 ft. (all landscaped)	
14,000 sq. ft. Lot				15 ft. (all landscaped)
Side Yard Setback - Minimum ¹	20 ft.	20 ft.	20 ft.	20 ft.
40,000 sq. ft. Lot (Major Arterial Frontage)				
20,000 sq. ft. Lot		None	None	
14,000 sq. ft. Lot				None
Rear Yard Setback - Minimum ¹	20 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		20 ft.	20 ft.	20 ft.
20,000 sq. ft. Lot		None	None	
14,000 sq. ft. Lot				None

Table 19.130.030 B**Notes:**

1. The side or rear yard setback shall be the same as the required front yard setback wherever a side or rear yard abuts any lot zoned for residential use.
2. Smaller minimum lot areas may be established by a specific plan or airport master plan. A master plan must include provisions for common access, parking and maintenance. A total master plan area of 5 acres is required. Site plan approval by the Community & Economic Development Director or his/her designee is required for any master plan.
3. See also restrictions in Chapter 19.170 for AP Overlay Zone.
4. No building, structure or tree may penetrate the flight zone of an airport per the "imaginary surfaces" established by Federal Aviation Regulations FAR Part 77.25. Any height variance will be subject to the approval of the Community & Economic Development Director or his/her designee and Airport Director.
5. The Approving or Appeal Authority may allow a development project to exceed a maximum FAR when findings can be made that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses.

19.130.040 Additional Standards, Regulations and Requirements for the BMP, I, AIR and AI Zones.**A. Walls**

Wherever a lot or parcel in any industrial zone sides on or backs onto a lot or parcel in any zone that allows residential uses, or to an alley that separates an industrial zone from any zone that allows residential uses, a minimum 6-foot high solid masonry wall shall be constructed along the property line separating the industrial zone from the zone that allows residential uses, or along the alley right-of-way line on the industrial side of the alley. However, such wall shall be limited in height to 3 feet in any front yard or street side yard area. Such wall shall not be required until the industrial lot or parcel is occupied by a permitted use.

B. Outdoor Display and Storage

Except for the outdoor storage and display of aircraft, outdoor display and storage shall not be permitted except as specified in 19.500 (Outdoor Display of Incidental Plant Materials), 19.505 (Outdoor Display and Sales) and 19.510 (Outdoor Storage).

C. Use of Interior Rear and Side Yards for Off-street Parking and Loading

Except for required landscape areas, required interior rear yards and side yards may be used for off-street parking, off-street loading, outdoor storage incidental to a permitted use, and any use permitted in the required front yard area; provided such loading, parking and storage areas are acoustically shielded and screened from public view to the satisfaction of the Community & Economic Development Director or his/her designee.

D. Lighting

Lighting for signs, structures, landscaping, parking areas, loading areas and the like, shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Lighting).

E. Screening of Mechanical Equipment

All roof-supported or ground-supported mechanical equipment and utility equipment shall comply with the regulations set forth in Chapter 19.555 (Outdoor Equipment Screening).

F. Landscaping

Front and side yard areas adjacent to streets shall be suitably landscaped and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation). Such setbacks shall not be used for off-street parking, loading, storage or accessory buildings.

G. Performance Standards

All uses shall comply with the performance standards set forth in Chapter 19.590 (Performance Standards) for industrial uses, except that the noise associated with aircraft operations shall be exempt from noise standards but shall comply with any applicable Federal Aviation Administration regulations regarding noise.

H. Parking and Loading Requirements

Parking areas shall be provided as set forth in Chapter 19.580 (Parking and Loading).

I. Trash Receptacles and Enclosures

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply. (Ord. 6966 §1, 2007)

19.130.050 Design Review Required.

No new building, structure or sign or exterior alteration or enlargement of an existing building, structure or sign shall be commenced in any industrial zone until Design Review approval has been granted pursuant to Chapter 19.710 (Design Review). (Ord. 6966 §1, 2007)

19.130.060 Other Regulations Applicable to Industrial Zones.

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Riverside Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations

- Chapter 5.04: Taxes, Licenses and Regulations
- Chapter 5.16: Close-Out Sales
- Chapter 5.24: Dance Halls and Public Dances
- Chapter 5.28: Poolrooms
- Chapter 5.32: Transient Occupancy Tax
- Chapter 5.38: Pedestrian Food Vendors
- Chapter 5.48: Swap Meet
- Chapter 5.52: Massage
- Chapter 5.60: Bingo
- Chapter 5.64: Motor Vehicle Fuel Price Posting
- Chapter 5.65: Convalescent Transport Vehicles
- Chapter 5.66: Ambulances

Title 6: Health and Sanitation

- Chapter 6.08: Regulation of Food Establishments and Food Facilities
- Chapter 6.09: Regulation of Food Handlers
- Chapter 6.13: Exterior Structure Maintenance
- Chapter 6.14: Landscape Maintenance
- Chapter 6.15: Abatement of Public Nuisances
- Chapter 6.16: Fly-Producing Conditions

Title 7: Noise Control

Title 8: Animals

- Chapter 8.18: Commercial Kennels

Title 9: Peace, Safety and Morals

- Chapter 9.07: Charge for Police Response to Loud or Large Parties
- Chapter 9.09: Public Pay Telephone Regulations
- Chapter 9.16: Litter and Littering
- Chapter 9.40: Adult-Oriented Businesses
- Chapter 9.42: Fortunetelling and Occult Arts
- Chapter 9.48: Disclosure of Hazardous Materials

Title 12: Airport and Aircraft

Title 16: Building and Construction

Title 17: Grading

Title 18: Subdivision

Title 20: Cultural Resources (Ord. 6966 §1, 2007)

Exhibit “8”

Chapter 19.140

PUBLIC FACILITIES ZONE (PF)

- 19.140.010 Purpose.**
- 19.140.015 Review Required.**
- 19.140.020 Permitted Land Uses.**
- 19.140.030 Development Standards for Public Facilities.**
- 19.140.040 Other Regulations Applicable to the Public Facilities Zone.**

19.140.010 Purpose.

The Public Facilities Zone (PF) is established to create and preserve areas for official and public uses of property and related activities, including civic center, public schools, public buildings, parks and recreation facilities, waterworks and drainage facilities, and similar areas that, for the welfare of the City, should be kept clear of particular structures or improvements, and for watershed areas for conservation of flood or storm waters or for protection against flood or storm waters. (Ord. 6966 §1, 2007)

19.140.015 Review Required.

Any new building or structure or any exterior alteration or enlargement of an existing building or structure shall be subject to Design Review pursuant to Chapter 19.710 (Design Review). As noted in Section 19.040.110 (Public Projects) the provisions of this Title do not apply to City projects. (Ord. 6966 §1, 2007)

19.140.020 Permitted Land Uses.

- A. Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless the Community & Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.
- B. The following uses are permitted as a matter of right in the Public Facilities Zone:
 - 1. Drainage and flood control facilities
 - 2. Any public facility use not involving a structure or building, except for public parks, or any City project or a project on City owned property, pursuant to Section 19.04.110.

C. If not on City owned property, the following uses are permitted in the Public Facilities Zone subject to the granting of a Conditional Use Permit pursuant to the provisions of Chapter 19.760 (Conditional Use Permit) of the Zoning Code.

1. Public buildings and associated grounds used for governmental and related purposes and activities
2. Public educational institutions
3. Public parks and recreation facilities
4. Public rifle, pistol and archery ranges
5. Zoos, arboretums, wildlife preserves and similar uses
6. Water and sewage treatment plants
7. Utility substations
8. Power generation facilities
9. Government agency storage and maintenance yards
10. Public parking garages (Ord. 7064 §5, 2010; Ord. 6966 §1, 2007)

19.140.030 Development Standards for Public Facilities.

A. Setbacks

Any building or other structure established in the Public Facilities Zone shall be set back a minimum of 20 feet from all property lines. For any building adjacent to a zone permitting residential uses, an additional setback of 1 foot for every 2 feet of building height in excess of 45 feet shall be required for any yard area abutting the zone permitting residential uses.

B. Building Height

The maximum height for any building or structure in the Public Facilities Zone shall be 60 feet or 4 stories, whichever is less.

C. Landscaping

Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation). In addition, any setback abutting a public street shall be fully landscaped.

D. Screening

Utility substations, storage and maintenance yards, and similar facilities that have an industrial character shall be screened from public view by any combination of block

walls, landscaping, or durable and aesthetically acceptable fencing materials that complement the site. Such screening materials shall have a minimum height of 8 feet.

E. Trash Receptacles and Enclosures

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.

F. Lighting

Lighting for signs, structures, landscaping, parking areas, loading areas and the like, shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Lighting). (Ord. 6966 §1, 2007)

19.140.040 Other Regulations Applicable to the Public Facilities Zone.

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Riverside Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.04: Taxes, Licenses and Regulations

Chapter 5.38: Pedestrian Food Vendors

Title 6: Health and Sanitation

Chapter 6.08: Regulation of Food Establishments and Food Facilities

Chapter 6.09: Regulation of Food Handlers

Chapter 6.13: Exterior Structure Maintenance

Chapter 6.14: Landscape Maintenance

Chapter 6.15: Abatement of Public Nuisances

Title 7: Noise Control

Title 9: Peace, Safety and Morals

Chapter 9.07: Charge for Police Response to Loud or Large Parties

Chapter 9.09: Public Pay Telephone Regulations

Chapter 9.16: Litter and Littering

Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Building and Construction

Title 17: Grading

Title 20: Cultural Resources (Ord. 6966 §1, 2007)

Exhibit “9”

Chapter 19.145

RAILWAY ZONE (RWY)

- 19.145.010 Purpose.**
- 19.145.020 Permitted Land Uses.**
- 19.145.030 Development Standards for the Railway Zone.**
- 19.145.040 Other Regulations Applicable to the Railway Zone.**

19.145.010 Purpose.

The Railway Zone (RWY) is established to preserve and protect existing railroad rights-of-way exclusively for rail transportation and related uses. The Railway Zone is further intended to ensure that the use of railroad rights-of-way is consistent with the General Plan and compatible with adjacent uses. (Ord. 6966 §1, 2007)

19.145.020 Permitted Land Uses.

- A. Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless the Community & Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.
- B. The following uses shall be permitted by right in the Railway zone:
 - 1. Right-of-way for railroad and associated transportation of goods and persons.
 - 2. Uses customarily incidental to railway operations and their related transportation purposes, including railway related structures and accessory buildings used specifically for that railway or transportation business, but not including manufacturing or business purposes not directly in connection with a railway or carrier itself.
 - 3. Light-rail transit related facilities consisting of:
 - a. Tracks
 - b. Energy transmission facilities, including rights-of-way and pressure control or booster stations for gasoline, electricity, natural gas, synthetic natural gas, oil or other forms of energy sources
 - 4. Public streets

5. Any other use that the Community & Economic Development Director or his/her designee, pursuant to provisions of Chapter 19.060 (Interpretation of Code), determines that is no more detrimental than a listed permitted or conditional use.
- C. Construction Caretaker Temporary Living Quarters shall be permitted subject to approval of a Minor Conditional Use Permit pursuant to the provisions of Chapter 19.730 (Minor Conditional Use Permit).
- D. The following uses are permitted subject to the granting of a conditional use permit pursuant to the provisions of Chapter 19.760 (Conditional Use Permit):
 1. Parking lots, although no structures other than fencing are allowed.
 2. Maintenance/repair facilities
 3. Train Stations
- E. Sound attenuation walls shall be permitted subject to Design Review pursuant to the provisions of Chapter 19.710 (Design Review). (Ord. 7064 §6, 2010; Ord. 6966 §1, 2007)

19.145.030 Development Standards for the Railway Zone.

Table 19.145.030 (Railway Zone Development Standards) identifies the development standards applicable to all development within the Railway Zone. (Ord. 6966 §1, 2007)

Table 19.145.030 Railway Zone Development Standards	
Development Standards	Standard
Lot Area - Minimum	None
Lot Coverage - Minimum	None
Setbacks - Minimum	None
Building Height - Maximum	35 ft.

19.145.040 Other Regulations Applicable to the Railway Zone.

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Riverside Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations
Chapter 5.04: Taxes, Licenses and Regulations

Title 6: Health and Sanitation
Chapter 6.08: Regulation of Food Establishments and Food Facilities
Chapter 6.09: Regulation of Food Handlers
Chapter 6.13: Exterior Structure Maintenance

Chapter 6.14: Landscape Maintenance
Chapter 6.15: Abatement of Public Nuisances

Title 7: Noise Control

Title 9: Peace, Safety and Morals
Chapter 9.16: Litter and Littering
Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Building and Construction

Title 17: Grading

Title 20: Cultural Resources (Ord. 6966 §1, 2007)

Exhibit “10”

Chapter 19.147

DOWNTOWN SPECIFIC PLAN ZONE (DSP)

- 19.147.010 Purpose.**
- 19.147.020 Permitted Land Uses.**
- 19.147.030 Development Standards.**
- 19.147.040 Interpretations.**
- 19.147.050 Design Review.**

19.147.010 Purpose.

- A. The Downtown Specific Plan (DSP) Zone is established to create a diverse, vibrant, twenty-four-hour Downtown area where people can work, live, shop, receive education and enjoy recreational facilities and where arts and culture are an integral component of the urban environment.
- B. The Downtown Specific Plan Zone allows a broad range of residential, office, retail, service commercial, arts and culture, recreational, educational, institutional, and entertainment uses. The Downtown Specific Plan, as adopted by the City Council on December 10, 2002 and as may be amended from time to time, sets forth the land use regulations and development standards applicable to all properties within the Downtown Specific Plan Zone. Where any conflict exists between the regulations and standards contained in the Downtown Specific Plan and provisions of this Zoning Code, the more restrictive regulations or standards shall apply.
- C. As specified in the Downtown Specific Plan, the Zone is divided into nine subdistricts, each with varying uses and development standards. The subdistricts are as follows:
 - 1. Raincross District: Intended to be the hub of the Downtown area, allowing a wide variety of uses, including cultural, arts, entertainment, retail, hospitality and urban residential uses. This area provides many opportunities for growth and development, using the area's historic buildings as a point of reference for scale and design.
 - 2. Justice Center District: Intended to be Downtown's center for courts, governmental, and large scale private office uses. The emphasis is on density, height, and contemporary buildings with historic references in detailing.
 - 3. Almond Street District: Intended to maintain the residential scale and appearance of the existing neighborhood while allowing for a mix of small scale office uses, live/work uses, and single-family residential uses, with an emphasis on adaptive reuse of existing historic residential structures.
 - 4. Prospect Place Office District: Intended to provide for a variety of high-quality office uses and be a transitional area between the open space of the Riverside Community College campus and the urban intensity of the Justice Center and the Core Districts.
 - 5. Health Care District: Intended to encourage the expansion of the existing hospital and medical-related uses and the establishment of new medical and

medical support uses, and to create an attractive entry into Downtown from the south.

6. North Main Street Specialty Services District: Intended to provide for small-scale manufacturing and specialty commercial services, as well as opportunities for live/work units and adaptive reuse of industrial buildings with the goal of maintaining the historic character of the area.
7. Market Street Gateway District: Intended to create an attractive entry into the City and the Downtown area by providing a green parkway character and high-quality development adjacent to the SR-60 freeway. This district allows office and residential uses.
8. Residential District: Intended to maintain and protect the existing character of the single-family residential neighborhoods downtown, as well as preserve the historic housing stock. This district includes three residential areas: Heritage Square, Mile Square, and Prospect Place.
9. Neighborhood Commercial District: Intended to provide local shopping needs for all Downtown residents. Permitted uses include grocery store, restaurants, small offices and banks, laundromat and pharmacies. (Ord. 6966 §1, 2007)

19.147.020 Permitted Land Uses.

All permitted and conditionally permitted uses for each subdistrict are listed in the adopted Downtown Specific Plan. Any use which is prohibited by state and/or federal law is also strictly prohibited. (Ord. 7064 §7, 2010; Ord. 6966 §1, 2007)

19.147.030 Development Standards.

Site development standards required for each subdistrict are set forth in the adopted Downtown Specific Plan. (Ord. 6966 §1, 2007)

19.147.040 Interpretations.

Any standard or regulation not specifically covered by the Downtown Specific Plan shall be subject to the provisions of this Zoning Code and the Riverside Municipal Code. Interpretations may be made by the Community & Economic Development Director or her/her designee or referred to the Planning Commission if not specifically covered in the City's existing regulations pursuant to the procedures set forth in Chapter 19.060 (Interpretation of Code). (Ord. 6966 §1, 2007)

19.147.050 Design Review.

Design guidelines for each subdistrict and general design guidelines that apply to all subdistricts are set forth in the adopted Downtown Specific Plan. Any new building, structure, sign, or exterior alteration of an existing building, structure, or sign shall require design review approval as required by the adopted Downtown Specific Plan. (Ord. 6966 §1, 2007)

Exhibit “11”

Chapter 19.148

ORANGECREST SPECIFIC PLAN ZONE (OSP)

- 19.148.010 Purpose.**
- 19.148.020 Permitted Land Uses**
- 19.148.030 Development Standards**
- 19.148.040 Interpretations**
- 19.148.050 Design Review**

19.148.010 Purpose.

- A. The Orangecrest Specific Plan (OSP) Zone is established to create a diverse area where people live, shop and enjoy recreational facilities.
- B. The Orangecrest Specific Plan Zone allows a broad range of residential uses with office and retail uses spaced throughout. The Orangecrest Specific Plan, as adopted by the City Council on December 3, 1985 and as may be amended from time to time, sets forth the land use regulations and development standards applicable to all properties within the Orangecrest Specific Plan Zone. Where any conflict exists between the regulations and standards contained in the Orangecrest Specific Plan and provisions of this Zoning Code, the more restrictive regulations or standards shall apply.
- C. As specified in the Orangecrest Specific Plan, the Zone is divided into subdistricts, each with varying uses and development standards. (Ord. 6966 §1, 2007)

19.148.020 Permitted Land Uses.

All permitted and conditionally permitted uses for each subdistrict are listed in the adopted Orangecrest Specific Plan. Any use which is prohibited by state and/or federal law is also strictly prohibited. (Ord. 7064 §8, 2010; Ord. 6966 §1, 2007)

19.148.030 Development Standards.

Site development standards required for each subdistrict are set forth in the adopted Orangecrest Specific Plan. (Ord. 6966 §1, 2007)

19.148.040 Interpretations.

Any standard or regulation not specifically covered by the Orangecrest Specific Plan shall be subject to the provisions of this Zoning Code and the Riverside Municipal Code. Interpretations may be made by the Community & Economic Development Director or his/her designee or referred to the Planning Commission if not specifically covered in the City's existing regulations pursuant to the procedures set forth in Chapter 19.060 (Interpretation of Code). (Ord. 6966 §1, 2007)

19.148.050 Design Review.

Design guidelines for each subdistrict and general design guidelines that apply to all subdistricts are set forth in the adopted Orangecrest Specific Plan. Any new building, structure, sign, or exterior alteration of an existing building, structure, or sign shall require design review approval as required by the adopted Orangecrest Specific Plan. (Ord. 6966 §1, 2007)

Exhibit “12”

Chapter 19.150

BASE ZONES PERMITTED LAND USES

- 19.150.010 Purpose.**
- 19.150.020 Permitted Land Uses.**
- 19.150.030 Special or Unusual Uses.**

19.150.010 Purpose.

This Section establishes land use regulations for all base zones listed in this Article consistent with the stated intent and purpose of each zone. (Ord. 6966 §1, 2007)

19.150.020 Permitted Land Uses.

Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table) and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), or conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in Tables are prohibited unless, the Community & Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited. (Ord. 7273 §1, 2015; Ord. 7222 § 3, 2013; Ord. 7110 §§2, 3, 4, 2011; Ord. 7109 §§4, 5, 2010; Ord. 7072 §1, 2010; Ord. 7064 §9, 2010; Ord. 6966 §1, 2007)

19.150.030 Special or Unusual Uses.

At the discretion of the Community & Economic Development Director or his/her designee, a Conditional Use Permit may be considered for a unique or unusual combination of uses or special facilities similar to and not more detrimental than other uses in a particular zone. (Ord. 7235 §6, 2013; Ord. 6966 §1, 2007)

Article V – PERMITTED USES TABLE

19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	(Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							(Office, Commercial Retail, Commercial General, Commercial Regional Center)				(Neighborhood, Village, Urban)			(Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				(Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Accessory Buildings & Structures																						See Incidental Uses Table
Adult-Oriented Businesses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	9.40 – Adult-Oriented Businesses 19.240 – Adult-Oriented Businesses
Agricultural Field Office																						See Incidental Uses Table
Agricultural Stand																						See Incidental Uses Table
Agriculture, Horticulture and Growing of Nursery Plants (Farms, Field Crops, Flower & Truck Gardening, Orchards, Ranches & Tree Crops)	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	
Aircraft Charter Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	For parking see Offices – Business and Professional under 19.580
Aircraft Parts, Supplies, Merchandise and Equipment Shops	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	For parking see Vehicle Sales under 19.580
Aircraft Sales, Rental, Service, Repair and Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	For parking see Vehicle Sales under 19.580
Airports – Private	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	
Airports – Public	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	
Alcohol Sales																						See Incidental Uses Table
Ambulance Company:																						5.65 – Convalescent Transport Vehicles
With Vehicle Storage	X	X	X	X	X	X	X	X	X	C	X	X	X	X	P	P	P	P	X	X	X	5.66 – Ambulances
Without Vehicle Storage	X	X	X	X	X	X	X	P	P	P	X	X	X	X	P	P	P	P	X	X	X	
Animal Keeping																						See Incidental Uses Table
Arcades and Internet/Cyber Cafés	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	MC	19.245 – Arcades and Internet/Cyber Cafés
Artist Studio (Including Photo)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	X	X	P	For parking see Offices – Business, and Professional under 19.580
Assemblies of People – Entertainment – Not Including Adult-Oriented Businesses (e.g., Theater – Live Performance, Motion Picture, Auditoriums, Banquet Halls, Nightclubs, etc.)	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X	X	19.250 – Assemblies of People – Entertainment 5.24 – Dance Halls & Public Dances

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

**= For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030 A (RA-5 Zone Permitted Uses) and 19.100.030 B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19.100.030 A and 19.100.030 B shall apply.

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760

DCP = Day Care Permit – Large Family, Chapter 19.860

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

PRD = Planned Residential Development Permit, Chapter 19.780

RCP = Recycling Center Permit, Chapter 19.870

SP = Site Plan Review Permit, Chapter 19.770

P = Permitted

sq. ft. = Square Feet

X = Prohibited

1

Article V – PERMITTED USES TABLE

19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	(Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							(Office, Commercial Retail, Commercial General, Commercial Regional Center)				(Neighborhood, Village, Urban)			(Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				(Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Assemblies of People – Non-Entertainment (e.g., Places of Worship, Fraternal, Service Organizations, Conference Facilities, etc.)	X	X	C	C	C	C	X	C	C	C	C	C	C	C	C	C	X	X	X	X	X	19.255 – Assemblies of People – Non-Entertainment 5.24 – Dance Halls & Public Dances 5.60 – Bingo
Storefront	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	MC	X	X	X	
Assisted Living (Residential Care Facilities)	X	X	X	X	C	C	X	C	C	C	X	X	X	X	X	X	X	X	X	X	X	19.260 – Assisted Living 5.65 – Convalescent Transport Vehicles
Astrology and Fortune-telling (Occultist)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	9.42 – Fortunetelling & Occult Arts For parking see Offices – Business, and Professional under 19.580
Auction House (Indoor)	X	X	X	X	X	X	X	X	C	C	X	X	X	X	C	C	X	X	X	X	X	For parking see Assemblies of People under 19.580
Auxiliary Dwelling Unit																						See Incidental Uses Table
Bail Bonds Office	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	19.265 – Bail Bonds Establishments For parking see Offices – Business, and Professional under 19.580
Bakery – Retail	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	For parking see Retail Sales under 19.580
Bakery – Wholesale	X	X	X	X	X	X	X	X	P	P	P	X	X	X	P	P	P	X	X	X	X	For parking see Manufacturing under 19.580
Banks and Financial Institutions/Services, Including Brokerages	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	X	X	P	19.475 – Drive-Thru Businesses
With Drive-thru Lanes (including drive-up ATM's)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	
Bars, Saloons, Cocktail, Lounges & Taverns	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	X	X	X	X	X	X	C	19.450 – Alcohol Sales
Bed and Breakfast Inn	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X	X	X	X	P/MC	19.325 – Historic Residence Used for Retail Business, Office or Bed and Breakfast
In Historic Residence	X	X	MC	MC	MC	MC	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X	X	X	X	P/MC	
Boardinghouse	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.910 Definitions

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

**= For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030 A (RA-5 Zone Permitted Uses) and 19.100.030 B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19.100.030 A and 19.100.030 B shall apply.

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760

DCP = Day Care Permit – Large Family, Chapter 19.860

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

PRD = Planned Residential Development Permit, Chapter 19.780

RCP = Recycling Center Permit, Chapter 19.870

SP = Site Plan Review Permit, Chapter 19.770

P = Permitted

sq. ft. = Square Feet

X = Prohibited

2

Article V – PERMITTED USES TABLE

19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	(Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							(Office, Commercial Retail, Commercial General, Commercial Regional Center)				(Neighborhood, Village, Urban)			(Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				(Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Boarding of Cats and Dogs/Kennels:																						19.270 – Boarding of Cats and Dogs/Kennels
Outdoor Kennels	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	
Indoor Kennels	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	
Sales	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
Grooming (No overnight/long term boarding)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	MC	X	X	X	X	P	
Brewery:																						19.272 – Breweries, Micro-Breweries, Brewpubs, and Brew-On-Premises 19.450 – Alcohol Sales
Brewery, Microbrewery and Winery manufacturing and wholesale only.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Brewery, Microbrewery, and Winery with off-sale retail and/or on-site tasting.	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	MC	MC	MC	MC	X	X	C	
Brewpub	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	X	MC	
Brew-On-Premises (no tasting or sale of prepared beers)	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	MC	MC	MC	MC	X	X	X	
Brew-On-Premises (with tasting and/or retail sales of prepared beers)	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	MC	MC	MC	MC	X	X	C	
Distillery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	MC	X	X	X	
Building Materials Supply Store (Wholesale with ancillary retail sales)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X	X	19.273 – Building Materials Supply Store (Wholesale with ancillary retail sales)
Bus Terminals	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X	C	X	X	X	X	X	19.275 – Bus Terminals
Business Support Services & Facilities (Including Graphic Reproduction, Computer-services, etc.)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	P	P	X	X	P	
Caretaker Living Quarters																						See Incidental Uses Table
Catering Establishments	X	X	X	X	X	X	X	MC	P	P	P	P	P	P	P	P	X	P	X	X	P	6.08 – Regulation of Food Establishments and Food Facilities 6.09 – Regulation of Food Handlers

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19.150.020 (A)

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	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Cemeteries, Mortuaries & Ancillary Uses	X	X	C	C	C	X	X	X	C	C	X	X	X	X	X	C	C	C	X	X	X	
Crematoriums	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	C	C	C	X	X	X	
Check Cashing	X	X	X	X	X	X	X	X	P/MC	P/MC	X	X	X	X	X	X	X	X	X	X	MC	19.280 – Check Cashing Establishments For parking see Banks and Financial Service under 19.580
Commercial Storage Facilities (Mini-Warehouse) ¹																					19.190 – Commercial Storage Overlay Zone	
Outdoor Storage Yard – Primary Use	X	X	X	X	X	X	X	X	X	C	X	X	X	X	MC	P/MC	X	X	X	X	X	19.285 –Outdoor Storage Yard
Day Care Centers	X	X	C	C	C	C	X	C	C	C	C	C	C	C	C	X	X	X	X	X	C	19.290 – Day Care Centers
Day Care Homes – Large Family																					See Incidental Uses Table	
Day Care Homes – Small Family																					See Incidental Uses Table	
Drug Store or Pharmacy:																						
2,000 sq. ft. or less and no drive-thru lane(s)	X	X	X	X	X	X	X	MC	P	P	P	P	P	P	X	X	X	X	X	X		P
2,000 sq. ft. or less with drive-thru lane(s)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X		X
More than 2,000 sq. ft. and no drive-thru lane(s)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X		X
More than 2,000 sq. ft. with drive-thru lane(s)	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X		X
Equipment (Large) Sales and Rental	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	MC	MC	MC	X	X	X	19.300 – Equipment (Large) Sales and Rental
Equipment (Small) Sales and Rental	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	MC	P	P	P	X	X	X	
Farmers' Markets – Certified	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	MC	MC	MC	X	X	X	X	X	X	P/MC	19.305 – Farmers' Markets – Certified
Florist Shops	X	X	X	X	X	X	X	MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X	X	X	X	P/MC	19.310 – Florist Shops For incidental sale of alcohol see 19.415 – Alcohol Sales
With Incidental Alcohol Sales	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	MC	
Flying Schools	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	

¹Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).

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	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Fueling Systems – Private (Above Ground Tanks)																						See Incidental Uses Table
Furniture Upholstery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	
Gambling (including Card house)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, 6 or Fewer Occupants)	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	19.315 – Group Housing
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, more than 6 Occupants)	X	X	C	C	C	X	X	C	C	C	C	X	X	X	X	X	X	X	X	X	X	19.315 – Group Housing
Hangars	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	
Heliport or Helistop	X	X	X	X	X	X	X	C	C	C	C	X	X	C	C	C	X	P	C	X	X	19.320 – Heliports and Helistops
Historic Residence Used for Retail Business, Office or Bed and Breakfast																						See Bed and Breakfast Inn, Office and Retail Sales on this table
Home Improvement, Sales and Service (Hardware, Lumber and Building Material Stores) – Retail:																						See Incidental Uses Table for Outdoor Display
Under 20,000 sq. ft.	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
20,000 s.f. or More	X	X	X	X	X	X	X	X	C	P	P	X	X	X	X	X	X	X	X	X	X	
Home Occupations																						See Incidental Uses Table
Hotel, Motel or Hotel/Motel - Long-term Stay	X	X	X	X	X	X	X	X	C	C	C	X	C	C	X	X	X	X	X	X	X	5.32 – Transient Occupancy Tax 9.55 – Limitation on Continuous and Cumulative Occupancy of Transient Hotels and Motels 19.330 – Hotel/Motel, Long-Term Stay
Laboratories – Research	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery Cleaners)	X	X	X	X	X	X	X	X	X	P	X	X	X	X	P	P	P	X	X	X	X	
Live/Work Unit	X	X	X	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	X	X	X	X	X	X	MC	19.335 – Live/Work Units
Lumber Yard and Building Materials – Wholesale	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	P	X	X	X	X	X	See Incidental Uses Table for Outdoor Display

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	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Manufactured Dwellings:	P	P	P	P	P	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	19.850 – Fair Housing
Sales of Manufactured Dwellings	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	19.100 – Residential Zones 19.340 – Manufactured Dwellings
Manufacturing (Indoors)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Marijuana Cultivation, Commercial	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Marijuana Cultivation, Personal																						See Incidental Uses Table
Medical Marijuana Dispensary	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care, and Optometrist	X	X	X	X	X	X	X	P	P	P	P	P	P	P	MC	MC	MC	MC	X	X	P	5.52 – Massage
Medical Services – Hospital	X	X	X	X	X	X	X	C	C	C	C	X	X	X	C	X	X	X	X	X	X	
Mobile Home Park	X	X	With the MH Overlay Zone				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.210 – Mobile Home Park Overlay Zone 5.75 – Mobile Home Parks Rent Stabilization Procedures
Model Homes	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	19.345 – Model Homes
Multi-tenant Indoor Mall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Multiple-family Dwelling:																						19.850 – Fair Housing
2 to 9 units	X	X	X	X	X ²	P	P	X	X	X	X	X	P	P	X	X	X	X	X	X	X	
10 or more units	X	X	X	X	X ³	SP	SP	X	X	X	X	X	SP	SP	X	X	X	X	X	X	X	
Offices (Administrative, Business, Executive and Professional, but not Medical or Dental)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	X	X	P	19.325 – Historic Residence Used for Retail Business, Office or Bed and Breakfast
In Historic Residence	X	X	MC	MC	MC	MC	X	P	P	P	P	P	P	P	P	P	P	P	X	X	MC	
Outdoor Dining and/or Food Preparation (Permanent)																						See Incidental Uses Table
Outdoor Display of Incidental Plant Materials																						See Incidental Uses Table
Outdoor Sales, Display and Storage																						See Incidental Uses Table
Parking Lot or Parking Structure (Stand Alone)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	19.580 – Parking

²Legal, existing duplexes built prior to the adoption of this Zoning Code are permitted in the R-1-7000 Zone see 19.100.060 D.

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	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Parolee/Probationer Homes:																						
2 to 6 Occupants	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
More than 6 Occupants	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Pawn Shop / Gold Buying	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	X	X	X	X	X	X	X	
Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, Etc.)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X	P	
Planned Residential Development	PRD	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Plant Nurseries – Retail	X	X	X	X	MC	MC	X	X	P	P	X	MC	X	X	X	X	X	X	X	X	X	
Plant Nurseries – Wholesale	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	
Publishing and Printing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Rail Transit Station	X	X	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recreational Facilities – Commercial:																						
Billiard Parlors and Pool Halls	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	X	
Bowling Alleys	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	X	
Skate Facility	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	X	
Amusement Parks	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	
Golf Courses and Driving Ranges	C	C	C	C	C	X	X	X	C	C	C	X	X	X	X	X	X	C	X	X	X	
Health and Fitness, music, dance or martial arts studios:																						
4000 sq. ft. or less	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	MC	MC	MC	X	X	MC	
more than 4000 sq. ft.	X	X	X	X	X	X	X	X	MC	MC	MC	X	C	C	X	X	X	X	X	X	C	
Other Indoor or Outdoor Facilities	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X	X	
Recycling Center – Paper, Glass, Plastic, Aluminum and Nonferrous Metals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	

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	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	19.380 – Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF)
Recycling Facilities:																						19.385 – Recycling Facilities
Indoor Collection Centers	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
Reverse Vending Machines	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
Bulk Reverse Vending Machines	X	X	X	X	X	X	X	X	RCP	RCP	RCP	RCP	RCP	RCP	X	X	X	X	X	X	RCP	
Mobile Recycling Units	X	X	X	X	X	X	X	X	RCP	RCP	RCP	RCP	RCP	RCP	X	X	X	X	X	X	RCP	
Repair Shop –Small Items (Computers, Small Appliances, Jewelry, Etc.) with Incidental Sales	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	X	X	P	
Restaurants (sit down and take-out)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	P	P	X	X	P	6.08 – Regulation of Food Establishments and Food Facilities 6.09 – Regulation of Food Handlers Outdoor Dining – See Incidental Uses Table 19.475 – Drive-Thru Businesses
With Drive-thru Lanes	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	
Retail Sales:	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	19.325 – Historic Residence Used for Retail Business, Office or Bed and Breakfast 19.390 – Retail Sales Ancillary to a Manufacturing Use
In Historic Residence	X	X	MC	MC	MC	MC	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X	X	X	X	P/MC	
With Incidental Repairs (Except as Noted in this Table)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
Ancillary to a Manufacturing Use On-site (Floor area not to exceed 15% of gross floor area)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	

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**= For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030 A (RA-5 Zone Permitted Uses) and 19.100.030 B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19.100.030 A and 19.100.030 B shall apply.

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DCP = Day Care Permit – Large Family, Chapter 19.860

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

PRD = Planned Residential Development Permit, Chapter 19.780

RCP = Recycling Center Permit, Chapter 19.870

SP = Site Plan Review Permit, Chapter 19.770

P = Permitted

sq. ft. = Square Feet

X = Prohibited

8

Article V – PERMITTED USES TABLE

19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	(Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							(Office, Commercial Retail, Commercial General, Commercial Regional Center)				(Neighborhood, Village, Urban)			(Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				(Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Schools:																						19.395 – Schools
College, Community College, University and Professional (Private)	X	X	X	X	C	X	X	C	C	C	C	X	C	C	C	X	X	C	C	X	X	
Private (Grades K-12)	X	X	C	C	C	X	X	C	C	C	C	C	C	C	X	X	X	X	C	X	X	
Vocational and Technical:																						
Total Enrollment 20 persons or less or a total size of 2,000 sq. ft. or less	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	X	X	
Total Enrollment more than 20 persons or a total size greater than 2,000 sq. ft.	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C	C	C	C	X	X	X	
Senior Housing	X	X	X	X	C	C	C	X	X	X	X	C	C	C	X	X	X	X	X	X	X	Age Restricted 55+
Shelters, Homeless (2 to 6 occupants) <ul style="list-style-type: none">Emergency ShelterSupportive HousingTransitional Housing and Transitional Housing Development	X	X	MC	MC	MC	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	19.400 – Shelters – Emergency Shelter, Supportive Housing and Transitional and Transitional Housing Development
Shelters, Homeless - (more than 6 occupants) <ul style="list-style-type: none">Emergency ShelterSupportive HousingTransitional Housing and Transitional Housing Development	X	X	C	C	C	X	X	C	C	C	X	X	X	X	X	C	X	X	X	X	X	19.400 – Shelters – Emergency Shelter, Supportive Housing and Transitional and Transitional Housing Development
Shopping Center – Regional:																						
Up to 5 Acres	X	X	X	X	X	X	X	X	P	P	X	X	SP	SP	X	X	X	X	X	X	X	
More than 5 Acres	X	X	X	X	X	X	X	X	SP	SP	SP	X	SP	SP	X	X	X	X	X	X	X	
Showroom	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	X	X	X	
Single-family Dwelling:																						Chapter 19.850 – Fair Housing
Attached	X	X	P	P	P	P ⁴	P ⁵	X	X	X	X	P	X	X	X	X	X	X	X	X	X	
Detached	P	P	P	P	P	P ⁵	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	

⁴Permitted under a Planned Residential Development Permit, Chapter 19.780.

⁵Permitted in the R-3-4000 Zone only with a Planned Residential Development (PRD) Permit, Chapter 19.780.

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

**= For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030 A (RA-5 Zone Permitted Uses) and 19.100.030 B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19.100.030 A and 19.100.030 B shall apply.

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PRD = Planned Residential Development Permit, Chapter 19.780

RCP = Recycling Center Permit, Chapter 19.870

P = Permitted

sq. ft. = Square Feet

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9

Article V – PERMITTED USES TABLE

19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	(Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							(Office, Commercial Retail, Commercial General, Commercial Regional Center)				(Neighborhood, Village, Urban)			(Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				(Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Smog Shop (Test Only)	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	MC	P	X	MC	X	X	X	19.420 – Vehicle Repair Facilities
Sober Living Homes	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	For parking see Single Family Dwelling – 19.580
Student Housing, Including Fraternities, Sororities and Dormitories	X	X	X	X	X	C	C	X	C	C	X	X	C	C	X	X	X	X	X	X	X	
Subdivision Sales Trailer and/or Office During Construction																						See Temporary Uses Table
Tattoo and Body Piercing Parlors	X	X	X	X	X	X	X	X	MC/C	MC/C	X	X	X	X	X	X	X	X	X	X	X	19.405 – Tattoo and Body Piercing Parlors For parking see Medical Services – 19.580
Taxi Company with Vehicle Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Truck Terminal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	
Tutoring Center:																						
20 students or less	X	X	X	X	X	X	X	P	P	P	P	P	P	P	MC	X	X	X	X	X	MC	
21-40 students	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	C	
40 or more students	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C	X	X	X	X	X	X	
Vehicle Dismantling & Wrecking	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Vehicle Fuel Stations (i.e. Gasoline Stations)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X	X	5.64 – Motor Vehicle Fuel Pricing 19.410 – Vehicle Fuel Stations
Vehicle Impound and Tow Yards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	19.415 – Vehicle Impound Yard
Vehicle Parts and Accessories:																						
Sales Only	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	C	X	X	X	X	X	
Sales and Installation (Indoor only)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	X	X	X	X	X	
Vehicle Repair Facilities – Major (Indoor)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	C	P/MC	P/MC	X	X	X	X	19.420 – Vehicle Repair Facilities
Vehicle Repair Facilities – Major (Outdoor – fully screened)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X	19.420 – Vehicle Repair Facilities
Vehicle Repair Facilities – Minor (Indoor)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	MC	P/MC	X	X	X	X	X	19.420 – Vehicle Repair Facilities
Vehicle Repair Facilities – Minor (Outdoor – fully screened)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X	19.420 – Vehicle Repair Facilities

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10

Article V – PERMITTED USES TABLE

19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
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	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Vehicle Rental:																						
Moving Trucks	X	X	X	X	X	X	X	X	C	C	X	X	X	X	MC	MC	X	X	X	X	X	
Passenger Vehicles	X	X	X	X	X	X	X	X	C	C	X	X	X	X	MC	MC	X	X	X	X	X	
Incidental Sales	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	
Vehicle Sales, Rental and Leasing – New and Used (No Outdoor Display)																						See Retail Sales in This Table
Vehicle Sales, Rental and Leasing – New and Used (With Outdoor Display)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	
Vehicle Wash Facilities	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	19.425 – Vehicle Wash Facilities
Vehicle Wholesale Business:																						
Indoor (less than 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	19.427 – Vehicle Wholesale Business
Outdoor & Indoor (In excess of 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	
Veterinary Services:																						
Clinics and Small Animal Hospitals (short term boarding)	X	X	X	X	X	X	X	X	MC	MC	MC	X	C	C	MC	C	C	X	X	X	MC	19.430 – Veterinary Services
Incidental to a Pet Shop	X	X	X	X	X	X	X	X	P	P	P	X	MC	MC	X	X	X	X	X	X	P	
Warehousing & Wholesale Distribution Centers:																						
400,000 sq. ft. or less	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Greater than 400,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	MC	X	X	X	
Wireless Telecommunication Facilities and Related Support Structures	X	X	P/C ⁶	P/C ⁶	P/C ⁶	P/C ⁶	P/C ⁶	P/C	P/C	P/C	P/C	P/C ⁶	P/C ⁶	P/C ⁶	P/C	P/C	P/C	P/C	P/C	P/C	P/C	19.530 – Wireless Telecommunications Facilities and Related Support Structures

(Ord. 7185 §2, 2012; Ord. 7158 §1, 2012; Ord. 7151 §1, 2012, Ord. 7110 §§2, 3, 4, 2011; Ord. 7109 §§4, 5, 2010; Ord. 7072 §1, 2010; Ord. 7064 §9, 2010; Ord. 6966 §1, 2007)

⁶ Permitted or conditionally permitted on sites that does not include a residential use.

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sq. ft. = Square Feet

X = Prohibited

11

Article V – INCIDENTAL USES TABLE
19.150.020 (B)

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	(Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							(Office, Commercial Retail, Commercial General, Commercial Regional Center)				(Neighborhood, Village, Urban)			(Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				(Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Accessory Buildings & Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	19.440 – Accessory Buildings & Structures
Cargo Containers	X	P	P	X	X	X	X	X	X	P	X	X	X	X	P	P	P	P	P	P	X	
Agricultural Field Office	C	C	MC	X	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.445 – Agricultural Field Office
Agricultural Stand	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Alcohol Sales:																						19.310 – Florist Shops 19.450 – Alcohol Sales
Off-Sale	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X	C	
On-Sale¹	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	MC	X	X	MC	
Incidental to Florist Shop	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	MC	
Concurrent Sale of Vehicle Fuel	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X	X	
Animal Keeping:																						19.455 – Animal Keeping
Domestic Animals	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	
Non-Domestic Animals	P	P/C	P/MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Dairies	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Riding Stables & Academies	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Bees	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Earthworms	X	P/C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Aviaries	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Auxiliary Dwelling Unit (Granny Housing)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.460 – Auxiliary Dwelling Unit (Granny Housing)
Caretaker Living Quarters:																						19.465 – Caretaker Living Quarters
Agricultural	X	C	MC	X	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Industrial Uses & Commercial Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	
Temporary During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	TUP	
Day Care Homes – Large Family	DCP	DCP	DCP	DCP	DCP	DCP	DCP	X	X	X	X	DCP	DCP	DCP	X	X	X	X	X	X	X	19.470 – Day Care Homes – Family
Day Care Homes – Small Family	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	19.470 – Day Care Homes – Family

¹See exemptions noted in 19.450 – Alcohol Sales

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P = Permitted

RCP = Recycling Center Permit, Chapter 19.870.

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PRD = Planned Residential Development Permit, Chapter 19.780

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760

TUP = Temporary Use Permit, Chapter 19.740

sq. ft. = Square Feet

RRP = Room Rental Permit

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

X = Prohibited

SP = Site Plan Review Permit, Chapter 19.770

Article V – INCIDENTAL USES TABLE
19.150.020 (B)

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	(Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							(Office, Commercial Retail, Commercial General, Commercial Regional Center)				(Neighborhood, Village, Urban)			(Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				(Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Drive-thru Businesses Incidental to:																						19.475 – Drive-thru Businesses
Restaurants	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	
Banks & Financial Institutions / Services (including Standalone ATMs)	X	X	X	X	X	X	X	MC	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	
Drug Store & Pharmacies:																						
2,000 sq. ft. or less	X	X	X	X	X	X	X	MC	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	
More than 2,000 sq. ft.	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	
Other Uses	X	X	X	X	X	X	X	C	C	C	C	X	X	X	X	X	X	X	X	X	X	
Entertainment - Incidental	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
Fuel Systems – Private (Above Ground Tanks)	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	19.480 – Fueling Systems – Private (Above Ground Tanks)
Home Occupations	X	X	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	P	19.485 – Home Occupations
Marijuana Cultivation:																						19.342 – Marijuana Cultivation – See Article X (Definitions)
Commercial (Prohibited use)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Personal	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Mining/Mineral Extraction	X	X	C	C	C	C	C	X	C	C	X	X	X	X	X	C	X	X	X	X	X	19.490 – Mining/Mineral Extraction
Outdoor Dining (Permanent)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	P	X	X	P	19.495 – Outdoor Dining and Food Preparation (Permanent)
Outdoor Food Preparation (Permanent)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	MC	X	X	MC	19.495 – Outdoor Dining and Food Preparation (Permanent)
Outdoor Display of Incidental Plant Materials	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	19.500 – Outdoor Display of Incidental Plant Materials
Outdoor Display and Sales - Incidental ²	X	X	X	X	X	X	X	X	X	TUP	X	X	X	X	X	X	X	X	X	X	X	19.505 – Outdoor Display and Sales
Outdoor Storage - Incidental	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	19. 510 – Outdoor Storage

²Outdoor Sales and Display – Incidental are permitted on an intermittent basis with a TUP. See Section 19.740

* = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

**= For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030 A (RA-5 Zone Permitted Uses) and 19.100.030 B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19100.030 A and 19.100.030 B shall apply.

P = Permitted

RCP = Recycling Center Permit, Chapter 19.870.

DCP = Day Care Permit - Large Family, Chapter 19.860

PRD = Planned Residential Development Permit, Chapter 19.780

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760

TUP = Temporary Use Permit, Chapter 19.740

sq. ft. = Square Feet

RRP = Room Rental Permit

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

X = Prohibited

SP = Site Plan Review Permit, Chapter 19.770

Article V – INCIDENTAL USES TABLE
19.150.020 (B)

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	(Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							(Office, Commercial Retail, Commercial General, Commercial Regional Center)				(Neighborhood, Village, Urban)			(Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				(Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Play Areas Incidental to Restaurants ³	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	19.515 – Play Areas Incidental to Restaurants
Rental of Rooms																						19.100 –Residential Zones 19.520 – Rental of Rooms 19.895 – Room Rental Permit
2 or fewer	P	P	P	P	P	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	
3 or 4	P	P	RRP	RRP	RRP	X	X	X	X	X	X	RRP	X	X	X	X	X	X	X	X	X	
Second Dwelling Units	X	X	X	P/MC	P/MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.525 – Second Dwelling Units
Vehicle Repair - Personal	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.527 – Vehicle Repair - Personal

³Where play areas are proposed in conjunction with a new drive-thru restaurant, the play area can only be considered under the same Conditional Use Permit required for the drive-thru business.

* = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

**= For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030 A (RA-5 Zone Permitted Uses) and 19.100.030 B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19100.030 A and 19.100.030 B shall apply.

P = Permitted

RCP = Recycling Center Permit, Chapter 19.870.

DCP = Day Care Permit - Large Family, Chapter 19.860

PRD = Planned Residential Development Permit, Chapter 19.780

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760

TUP = Temporary Use Permit, Chapter 19.740

sq. ft. = Square Feet

RRP = Room Rental Permit

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

X = Prohibited

SP = Site Plan Review Permit, Chapter 19.770

Exhibit “13”

ARTICLE VI: OVERLAY ZONES

Chapter 19.170

AIRPORT PROTECTION OVERLAY ZONE (AP)

- 19.170.010 Purpose.**
19.170.020 Safety Areas Established.
19.170.030 Permitted Uses and Related Regulations.

19.170.010 Purpose.

The Airport Protection Overlay Zone (AP) is established to implement the requirements of the Riverside County Airport Land Use Compatibility Plan (ALUCP) for airports that affect land uses within the City of Riverside. The ALUCP is a State-required, long-range master plan that reflects the anticipated growth of an airport over a twenty-year time period. State law requires general and specific plans to be consistent with any ALUCP affecting the City. The requirements are established to limit noise impacts on noise-sensitive uses and to protect and preserve airports and aviation safety, as well as public safety, from aviation-related hazards. The Airport Protection Overlay Zone may be applied to any underlying base zone and may be applied in conjunction with other overlay zones. (Ord. 6966 §1, 2007)

19.170.020 Safety Areas Established.

The Airport Protection Overlay Zone (AP) is divided into 6 separate Compatibility Zones. The AP Overlay Zone and 6 Compatibility Zones are shown in the adopted ALUCP for each airport. The following Table shows the Compatibility Zones and provides a general description of each. For more detailed information refer to the adopted Riverside County ALUCP on file in the Planning Division.

Compatibility Zones	Description
A	Runway Protection Zone and within Building Restriction Line
B1	Inner Approach/ Departure Zone
B2	Adjacent to Runway
C	Extended Approach/ Departure Zone
D	Primary Traffic Patterns and Runway Buffer Area
E	Other Airport Environs

(A property in the AP Overlay Zone, the B1 Compatibility Zone and a base zone of R-1-7000 would look as follows: R-1-7000-AP-B1) (Ord. 6966 §1, 2007)

19.170.030 Permitted Uses and Related Regulations.

Permitted Uses and related regulations are contained in Volume 1, Chapters 1-3 of the Riverside County ALUCP. (Ord. 6966 §1, 2007)

Exhibit “14”

Chapter 19.180

BUILDING SETBACK OVERLAY ZONE (X)

- 19.180.010 Purpose.**
- 19.180.020 Application of Setbacks.**
- 19.180.030 Structures or Improvements in Special Setbacks.**
- 19.180.040 Setback Variances Permitted.**

19.180.010 Purpose.

The Building Setback Overlay Zone (X) is established to preserve and promote the health, safety, and general welfare of the community and to promote quality design consistent with General Plan policies by allowing for modifications to the setback standards established in a base zone. A building setback standard may be increased or reduced for the purpose of achieving design or public safety goals, or for avoiding possible detrimental impacts of building height or mass on neighboring properties or public rights-of-way. The Building Setback Overlay Zone may be applied to any zone and may be applied in conjunction with other overlay zones. (Ord. 6966 §1, 2007)

19.180.020 Application of Setbacks.

Whenever the Building Setback Overlay Zone is established, no building shall be constructed on the property closer to any property line than the number of feet specified by the Overlay Zone, and the number of feet so specified shall take precedence over the setback requirement established by the underlying zone. For example, CG-X-50 indicates that the base zone of the property is CG (General Commercial), but the property is also within the Building Setback Overlay Zone (X), that designates the setback of the construction of a building on the property no closer than 50 feet to any property line. The distance may also be specified to apply to any particular property line. (Ord. 6966 §1, 2007)

19.180.030 Structures or Improvements in Special Setbacks.

Notwithstanding any provisions of this Chapter to the contrary, the following structures or improvements may be erected, constructed, or established within the special setbacks established in this Chapter, unless otherwise noted:

- A. Pedestrian access walkways.
- B. Vehicular access driveways.
- C. Fences or walls not exceeding three feet in height in yards adjacent to streets, or 6 feet up to the maximum otherwise permitted in all other yards.
- D. Off-street parking areas within the rear or interior side yard setbacks only, including parking spaces, drives, aisles, turning and maneuvering areas, bumper stops or wheel stops, pursuant to the standards of Chapter 19.580 (Parking and Loading).
- E. Lights to illuminate off-street parking areas, pedestrian walkways, vehicular access driveways, landscaped areas or buildings.

F. Structures or improvements permitted within yard areas by and in conformance with the provisions of Chapter 19.630 (Yard Requirements and Exceptions). For the purpose of this subsection, the special setback requirement shall be considered a yard.

G. Signs as permitted by Chapter 19.620 (Signs).

H. Landscaped areas. (Ord. 6966 §1, 2007)

19.180.040 Setback Variances Permitted.

In lieu of filing a rezoning case to change the Building Setback Overlay Zone variances may be granted as prescribed by this Title when exceptional circumstances warrant an encroachment into the Setback Overlay Zone. (Ord. 6966 §1, 2007)

Exhibit “15”

Chapter 19.190

COMMERCIAL STORAGE OVERLAY ZONE (CS)

19.190.010 Purpose.

19.190.020 Development and Use Standards.

19.190.030 Concurrent Site Plan and Design Review Required.

19.190.010 Purpose.

The Commercial Storage Overlay Zone (CS) is established to permit storage uses in areas that are particularly difficult to use due to parcel shape, access, adverse environmental conditions, or in areas where parcels are needed to form a buffer between incompatible uses. It is intended that the CS Overlay Zone be applied where typical development permitted by the base zone is not a practical use of the property. In particular, the CS Overlay Zone is not intended to be applied to valuable commercial or industrial, job producing properties except in unusual circumstances. The Commercial Storage (as defined in Article X - Definitions) Overlay Zone may be applied to any zone except the RC, RA-5, R-3, R-4, CRC, any MU, RWY and PF Zones and may be applied in conjunction with other overlay zones. (Ord. 6966 §1, 2007)

19.190.020 Development and Use Standards.

In addition to the development use standards applicable to the base zone, the following standards shall apply. Where conflict exists, the more restrictive standards shall apply.

A. Use Limitations, Including Storage Prohibitions

1. Storage spaces shall not be used for manufacturing, retail or wholesale selling, office, other business or service use or human habitation.
2. No outdoor storage shall be permitted other than for storage of recreational vehicles.
3. Bulk storage of flammable or explosive matter or material as defined by the Uniform Fire Code is prohibited.
4. Storage of any matter or materials that creates obnoxious dust, odor or fumes is prohibited.

B. Use of Shipping Containers Prohibited

The use of prefabricated shipping containers shall not be permitted.

C. Site Development Standards

Development Standards	Requirement
Lot Area (Net) - Minimum	1 acre
Frontage Required on an Arterial or Collector Street - Minimum	100 ft.
Building Height - Maximum	20 ft. ⁴
Building setback from any street or any property zoned for residential use - Minimum	20 ft. ^{1, 2, 3}
Notes: 1. Except when setbacks along major streets may require a greater setback. 2. Use of Open Area. Notwithstanding any other provision of this section, open areas, including required setbacks from interior property lines, may be used for driveways, parking, screened outdoor storage, or landscaping. 3. See Section 19.190.020(I) - Commercial Storage Buildings as Perimeter Walls. 4. Buildings are limited to one story, up to 20 feet in height except that a caretaker's living quarter may be on the second floor of a two-story building up to 30 feet in height.	

D. Screening of Outdoor Storage and Doors

1. Where permitted, outdoor storage shall be screened in compliance with regulations set forth in Chapter 19.510 (Outdoor Storage). The height of perimeter walls and buildings shall be sufficient to completely screen recreational vehicle storage from public view.
2. Access doors to individual storage units shall be located within a building or shall be screened from adjacent property or public rights-of-way.

E. Building and Roof Design

All buildings shall be designed so as to resemble the predominant surrounding development, especially nearby residential uses. In particular design elements shall be included that break up long, monotonous building or roof lines.

F. Street Facades

The design and layout of the street side of the site shall provide a varied and interesting facade. Considerations include the use of setbacks, building placement, roof design, variations in building walls, fencing, other structural elements, and landscaping.

G. Landscaping

Landscaping on the site shall be abundant and provide an appropriate transition from public to private spaces, separate and buffer the buildings from other uses especially abutting residential uses and provide visual relief from stark, linear building walls. In addition to any landscaping required for the base zone, all street setbacks must be fully landscaped.

H. Walls

All walls shall be designed to be compatible with the desired character of the area and shall be particularly sensitive to abutting residential uses. Use of rolled razor wire,

barbed wire and the like, visible to public view, shall be prohibited. The entire property shall be surrounded by a wall of 6-foot minimum height.

I. Commercial Storage Buildings as Perimeter Wall

Commercial storage buildings can be used as the perimeter wall requiring no setbacks if there are no openings on the sides of the building, provided all construction complies with the provisions of the Uniform Building Code and Uniform Fire Code.

J. Lighting

Exterior lighting shall be oriented and shielded to avoid spillage onto any surrounding properties. The provisions of Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Lighting) relating to lighting shall also apply.

K. Noise

For the purposes of minimizing noise impacts, the hours of operation and access to the storage units shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 5 p.m. on Saturday, Sunday, and Federal holidays. To further limit noise impacts, metal roll-up doors shall be lubricated and maintained on a regular basis. The provisions of Chapter 19.590 (Performance Standards) relating to noise as well as the provisions of Title 7 (Noise) shall also apply.

L. Parking and Loading

Adequate loading and unloading areas shall be provided outside of any required fire lanes. Parking and loading shall be provided pursuant to Chapter 19.580 (Parking and Loading).

M. Caretaker's Unit Permitted

One caretaker's unit is permitted per each such development. The caretaker's unit may be located on a second story of a two-story building up to 30 feet in height.

N. Screening of Mechanical Equipment

All roof-supported or ground-supported mechanical equipment shall comply with the regulations set forth in Chapter 19.555 (Outdoor Equipment Screening).

O. Trash Receptacles and Enclosures

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply. (Ord. 6966 §1, 2007)

19.190.030 Concurrent Site Plan and Design Review Required.

No new building, structure, sign, exterior alteration or enlargement of an existing building shall be commenced in the CS Overlay Zone until Site Plan and Design Review approval have been granted pursuant to Chapters 19.770 (Site Plan Review Permit) and 19.710 (Design Review). (Ord. 6966 §1, 2007)

Exhibit “16”

Chapter 19.195

CULTURAL RESOURCES OVERLAY ZONE (CR)

Sections:

19.195.010 Purpose.

19.195.020 Development and use standards of base zone not affected.

19.195.010 Purpose.

The Cultural Resources Overlay Zone (CR) is established to assist in implementation of the requirements of Title 20, Cultural Resources Code. It is intended that the CR Overlay Zone is to be applied to all properties designated as Cultural Resources, including properties within Historic Districts and Neighborhood Conservation Areas, and all individually designated Historic Landmarks and Structures of Merit. The CR Overlay Zone may not be applied to any property which is not a designated Cultural Resource pursuant to Title 20. The CR Overlay Zone is strictly an informational designation which serves to advise property owners, City staff, and the general public that a property is a designated Cultural Resource and, as such, is subject to all the requirements of Title 20. (Ord. 7022 §2, 2009)

19.195.020 Development and use standards of base zone not affected.

The CR Overlay Zone does not change the use and development standards of the underlying base zone. For information, Title 20 requires that a Certificate of Appropriateness be approved to restore, rehabilitate, alter, develop, construct, demolish, remove or change the appearance of any cultural resource. (Ord. 7022 §2, 2009)

Exhibit “17”

Chapter 19.200

BUILDING STORIES OVERLAY ZONE (S)

- 19.200.010 Purpose.**
- 19.200.020 Application of Building Stories Overlay Zone.**
- 19.200.030 Building Height Limit.**
- 19.200.040 Stories Variances Prohibited.**

19.200.010 Purpose.

The Building Stories Overlay (S) Zone is established to preserve and promote the health, safety and general welfare of the community, and to promote quality design consistent with General Plan policies by allowing for modifications to the building height standards established in a base zone. A building height standard may be reduced for the purpose of achieving design or public safety goals, or for avoiding possible detrimental impacts of building height or mass on neighboring properties or public rights-of-way. Building height standards may also be increased to provide an incentive for mixed-use projects or to facilitate a more efficient and desirable use of land. The Building Height Overlay Zone may be applied to any zone, except the RA-5 and RC Zones, and may be applied in conjunction with other overlay zones. (Ord. 6966 §1, 2007)

19.200.020 Application of Building Stories Overlay Zone.

Whenever the Building Stories Overlay Zone is established on any property, no building or structure shall be constructed on said property higher than the number of stories specified after the S on the Zoning Map of the City, and said number of stories shall take precedence over the height requirement permitted by the underlying zone. For example, BMP-S-3 indicates that the base zone of the property is BMP (Business and Manufacturing Park Zone) and the property is within the Building Stories Overlay Zone (S) and the maximum number of permitted stories is three. (Ord. 6966 §1, 2007)

19.200.030 Building Height Limit.

The maximum overall building height limit in the Building Stories Overlay Zone shall be 20 feet for the first story permitted and 10 feet for each additional story permitted with overall building height measured between the average level of the highest and lowest elevations of the land covered by the structure and the highest point of the roof or parapet wall covering that structure (See Article X-Definitions). (Ord. 6966 §1, 2007)

19.200.040 Stories Variances Prohibited.

Additional overall building height may be approved subject to the granting of a variance in the manner prescribed by this Title except no variance from the number of stories restriction is permitted. (Ord. 6966 §1, 2007)

Exhibit “18”

Chapter 19.205

EMERGENCY SHELTER OVERLAY ZONE (ES)

- 19.205.010 Purpose.**
- 19.205.020 Locational Standards.**
- 19.205.030 Development Standards.**
- 19.205.040 Concurrent Design Review Required.**

19.205.010 Purpose.

The Emergency Shelter Overlay Zone (ES) is established to permit emergency shelter uses in areas that have a realistic potential for development or reuse opportunities for emergency shelters. The ES Zone may be applied to any zone except the RC - Residential Conservation, RA-5 - Residential Agricultural, MU-N - Mixed Use Neighborhood, MU-V - Mixed Use Village, MU-U - Mixed Use Urban, RWY - Railway Zones and in conjunction with other overlay zones except the CS - Commercial Storage, NC - Neighborhood Commercial, RL - Residential Livestock and WC - Water Course Zones. (Ord. 7082 §2, 2010)

19.205.020 Locational Standards.

- A. The site chosen for the application of the ES Zone should account for environmental constraints, such as flooding, seismic hazards, chemical contamination, slope instability or erosion that could make building an emergency shelter infeasible. (Ord. 7082 §1, 2010)
- B. The site should be located within proximity to transit, job centers and public and community services. (Ord. 7082 §2, 2010)

19.205.030 Development Standards.

As part of the evaluation of the ES Overlay Zone the rezoning application shall indicate compliance with the following development standards:

A. Maximum Number of Beds

The maximum number of beds shall be evaluated as part of this application based upon the design and layout of the building and the appropriate building and fire codes.

B. On-site Waiting and Client Intake Areas

- 1. An adequate sized indoor client intake area shall be provided.
- 2. Any queuing areas shall be on-site, in covered areas and away from public sidewalks and avoid spilling into parking and landscape areas.

C. On-site Management

A management plan shall be provided, as part of the rezoning application submittal. On-site management/staff supervision shall be required during all hours of facility operation. The subject property shall be developed and operated continually as described in the ES Overlay Zone application except for any specific modifications that may have been required as part of the approval.

D. Length of Stay

Individual client stays shall not exceed 180-days. Shorter stays are encouraged to make transition into permanent housing more likely.

E. Security

A security plan shall be required as part of the rezoning application submittal.

F. Lighting

1. To ensure the safety of all, on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1).
2. Exterior lighting shall be oriented and shielded to avoid spillage onto any surrounding properties. The provisions of Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Lighting) relating to lighting shall also apply.

G. Parking

Sufficient on-site parking shall be provided in accordance with 19.580 (Parking and Loading). The precise number of parking spaces required will be determined based on the operating characteristics of the specific proposal. However, the required parking shall not be more than for other residential or commercial uses within the same underlying zone.

H. Trash Receptacles and Enclosures

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply. (Ord. 7082 §2, 2010)

19.205.040 Concurrent Design Review Required.

No new building, structure or sign or exterior alteration or enlargement of an existing building, structure or sign shall be commenced in the ES Overlay Zone until Design Review approval have been granted pursuant to Chapter 19.710 (Design Review). (Ord. 7082 §2, 2010)

Exhibit “19”

Chapter 19.210

MOBILE HOME PARK OVERLAY ZONE (MH)

- 19.210.010 Purpose.**
- 19.210.020 Applicability.**
- 19.210.030 Permitted Uses.**
- 19.210.040 Development Standards.**
- 19.210.050 Additional Development Standards.**

19.210.010 Purpose.

The Mobile Home Park (MH) Overlay Zone is established to set forth standards to be applied to the development of new mobile home parks. The standards herein are intended to ensure a suitable living environment for those persons residing within a mobile home park and to ensure compatibility of such park with the surrounding area. (Ord. 6966 §1, 2007)

19.210.020 Applicability.

- A. This Mobile Home Park Overlay Zone (MH) may only be applied in combination with a base zone of R-1-7000. The MH Overlay Zone may also be applied in combination with other overlay zones.
- B. Unless otherwise specified, the provisions of California Code of Regulations Title 25, Division 1, Chapter 2, Mobile Home Parks Act, shall apply. (Ord. 6966 §1, 2007)

19.210.030 Permitted Uses.

Mobile home parks may be established within a Mobile Home Park Overlay Zone subject to the granting of a Conditional Use Permit processed pursuant to Chapter 19.760 (Conditional Use Permit) and to the provisions of this Chapter (Refer to the provisions of California Code of Regulations Title 25, Division 1, Chapter 2, Mobile Home Parks Act). (Ord. 6966 §1, 2007)

19.210.040 Development Standards.

Table 19.210.040 (MH Overlay Zone Development Standards) sets forth the minimum development standards required for all new mobile home parks. In the event of conflict between these standards and those required for the underlying base zone, the standards set forth in Table 19.210.040 (MH Overlay Zone Development Standards) shall prevail. (Ord. 6966 §1, 2007)

Table 19.210.040

MH Overlay Zone Development Standards

Development Standard	MH
Density of a Mobile Home Park - Maximum	10 units/acre
Site Area - Minimum	
a. Mobile Home Park (gross area)	10 acres
b. Individual Mobile Home Space	Minimum space area shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
Frontage on a public street for mobile home park site - Minimum	250 ft.
Dimensions for individual mobile home sites - Minimum	Minimum lot width and depth shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
a. Lot width	
b. Lot depth	
Building Height - Maximum	
a. Mobile Home Units within a Park	Building height shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
b. Mobile Home Park: - Permanent Structures	35 ft.
Lot Coverage:	
Individual Mobile Home Space - Maximum	Maximum lot coverage shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
Setbacks for an Individual Mobile Home Space - Minimum	Front, sides and rear yard setbacks for each individual mobile home space shall be established and maintained in accordance with Title 25 (Housing and Community Development) of the California Code of Regulations.
Setbacks for Mobile Home Park: - Minimum (Applies to the perimeter setbacks of the park)	
Front ^{1, 2}	20 ft.
Street side ^{1, 2, 3}	20 ft.
Interior side ^{2, 3}	10 ft.
Rear ^{2, 3}	10 ft.
Building Separation	
Between Mobile Home Units; and	Building separation shall conform with Title 25 (Housing and Community Development) of the California Code of Regulations.
Between Mobile Home Units and Accessory Structures	

Table 19.210.040

MH Overlay Zone Development Standards

Development Standard	MH
<p>Table 19.210.040</p> <p>Notes:</p> <ol style="list-style-type: none">1. Except where the average setback of existing dwellings on the same block exceeds the minimum required front and/or street side setback, the setback of the mobile home park shall conform to that average depth.2. All required setbacks shall be suitably landscaped and maintained pursuant to Chapter 19.570 (Water Efficient Landscaping and Irrigation) of the Zoning Code.3. The park side yard setback shall not be a substitute for the required mobile home space yards.	

19.210.050 Additional Development Standards.

The following additional standards shall apply to all new mobile home parks.

A. Management

Every mobile home park community shall be properly managed to ensure maintenance of common facilities and to ensure individual home sites are developed and maintained in accordance with recorded rules and regulations for the park. A Management Plan shall be included in the Conditional Use Permit application submittal. All mobile home park communities shall participate in the City's Crime Free Multi Housing Program, or its successor equivalent.

B. Site Use and Improvements

Each mobile home shall be located on an approved mobile home site, and all mobile home sites shall be designed to accommodate independent mobile homes. No mobile home site shall be used as the location for more than one mobile home or trailer. Each mobile home shall be skirted with material compatible in color and material with the mobile home.

C. Roadways

Access to the mobile home park shall be provided from a public roadway and shall include an internal circulation system that would allow access to each individual mobile home space in accordance with Title 25 (Housing and Community Development) of the California Code of Regulations.

D. Fences and Walls

A minimum 6-foot-high decorative solid masonry wall shall be constructed to enclose the park and serve as a visual screen and buffer between uses. The wall shall be located no closer than the front and street side setback along all streets and for the remainder perimeter of the park, it shall be located at the property line. All outdoor storage areas for the Park shall be enclosed by a minimum 6-foot-high masonry wall. Fencing for each individual mobile home space shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.

E. Landscape Buffer

When a mobile home park shares a common boundary with a residential use, a 10-foot landscape setback shall be provided along the common property line.

F. Landscaping

All required minimum setback areas around the perimeter of the park shall be permanently landscaped and maintained with ground cover, trees, and shrubs, pursuant to Chapter 19.570 (Water Efficient Landscaping and Irrigation).

G. Accessory Structures (Storage Building, Garage, Carport, Awning, Cabana, Greenhouse, etc.)

Accessory structures shall be subject to the minimum requirements for setbacks, building separation and height, location, size, construction materials and lot coverage established for Mobile Home Accessory Buildings and Structures in Title 25 (Housing and Community Development) of the California Code of Regulations.

H. Common Open Space

A recreation area, exclusive of any mobile home space, shall be provided and maintained on site at a rate of 275 square feet for each mobile home unit within the park. Recreation areas may include, but not be limited to, recreation rooms, community indoor and outdoor facilities, playgrounds, and other similar amenities.

I. Utilities

Unless otherwise specifically authorized by the designated Approving or Appeal Authority, all utilities providing service to the park shall be placed underground. Equipment appurtenant to the underground facilities (e.g., transformers, meter cabinets) may be placed above ground. All utilities shall be installed to the specifications of the Public Utilities and Fire Departments. Master metering shall be required, with sub-metering at the option of the park owner.

J. Parking

Parking shall be provided and improved in accordance with Chapter 19.580 (Parking and Loading) of the Zoning Code. However, where two parking spaces are provided on a mobile home space, one may be located behind the other (in tandem) and need not have independent vehicular access.

K. Lighting

Lighting for signs, structures, landscaping, parking areas, loading areas and the like, shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Lighting).

L. Trash Receptacles and Enclosures

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply. (Ord. 6966 §1, 2007)

Exhibit “20”

Chapter 19.215

NEIGHBORHOOD COMMERCIAL OVERLAY ZONE (NC)

- 19.215.010 Purpose.**
- 19.215.020 Application and Permit Requirements.**
- 19.215.030 Uses Permitted and Prohibited.**
- 19.215.040 Additional Development Standards.**

19.215.010 Purpose.

The Neighborhood Commercial Overlay Zone (NC) is established to:

- A. Provide nearby neighborhoods with commercial centers that encourage and allow residents to safely walk to a neighborhood center and promotes social interaction through the types of uses allowed. For instance, sit down restaurants are encouraged, while drive thru fast food restaurants are prohibited.
- B. Provide supplemental project review, limitations on uses, and additional development standards to address potential incompatibilities and adverse effects of commercial development that is adjacent or in proximity to residential neighborhoods. (Ord. 6966 §1, 2007)

19.215.020 Application and Permit Requirements.

A. Application

The Neighborhood Commercial Overlay Zone may be applied to the Commercial General (CG) or Commercial Retail (CR) Zone and in combination with other overlay zones as appropriate. The Neighborhood Commercial Overlay Zone shall be applied pursuant to the procedures of Chapter 19.810 (Zoning Code Text/Map Amendment).

B. Permit Requirements

In addition to any other permits required by the Zoning Code, no new building, structure or sign exterior alteration or enlargement of an existing building, structure, or sign shall be commenced in the Neighborhood Commercial Overlay Zone until Design Review and Site Plan Review Permit approval have been granted pursuant to Chapters 19.710 and 19.770, respectively. (Ord. 6966 §1, 2007)

19.215.030 Uses Permitted and Prohibited.

- A. Notwithstanding the use regulations applicable to the underlying base zone, the use regulations set forth in Tables 19.150.020 A (Permitted Uses Table), 19.150.202 B (Incidental Use Table) and 19.740.020 (Temporary Use Permit) shall apply. The Tables identify permitted uses, uses that are subject to the approval of a minor or regular conditional use permit, or uses requiring other permits. Uses not listed in the tables are prohibited unless the Community & Economic Development Director or his/her designee, pursuant to the provisions of Chapter 19.060 (Interpretation of Code) determines that the use is similar to and will have no greater impact than a permitted or conditional use listed in the Tables.

- B. Where in conflict, the provisions of the Neighborhood Commercial Overlay Zone shall supersede the provisions of the underlying base zone. Where the provisions of a Neighborhood Commercial Overlay Zone are in conflict with any applicable Specific Plan (SP), the more restrictive provisions shall apply. (Ord. 6966 §1, 2007)

19.215.040 Additional Development Standards.

The Planning Commission, through the Site Plan Review Permit or other required discretionary permit review process, may establish development standards different from those of the underlying base zoning district on a case-by-case basis to ensure compatibility with adjacent residential neighborhoods and to minimize any potential adverse effects of the commercial development. (Ord. 6966 §1, 2007)

Exhibit “21”

Chapter 19.217

RESIDENTIAL LIVESTOCK OVERLAY ZONE (RL)

19.217.010 Purpose.

19.217.020 Application.

19.217.030 Development and Use Standards.

19.217.010 Purpose.

The Residential Livestock Overlay Zone (RL) is established to permit greater flexibility in certain requirements pertaining to the keeping of farm animals such as horses, ponies, mules, cows, goats and sheep, pigs and swine under Future Farmers of America-supervised and

4-H-supervised projects, in those areas of the City where the keeping of such animals is already prevalent. It is also the intent of the RL Zone to provide opportunities for those whose lifestyle includes the keeping of such animals to locate in such neighborhoods in order to separate such activities from areas occupied by those who do not share such a lifestyle. (Ord. 6966 §1, 2007)

19.217.020 Application.

The Residential Livestock Overlay Zone may be combined with any single-family residential zone for both existing and new residences. (Ord. 6966 §1, 2007)

19.217.030 Development and Use Standards.

Permitted uses in the Residential Livestock Overlay Zone shall be any use permitted in the single-family residential zone with which said zone is combined; provided, however, that the following regulations shall prevail notwithstanding any contrary requirements in the underlying single-family residential zone:

- A. Not more than a total of two horses, ponies, mules, cows, goats and sheep, and swine and pigs subject to the provisions of Subsection B of this section, or a total of two of any combination thereof shall be kept on any lot; provided that said lot has a minimum area of twenty thousand square feet; and further provided that one additional such animal may be kept for each additional ten thousand square feet over the minimum area requirement;
- B. Swine or pigs shall be permitted in the Residential Livestock Overlay Zone only upon the condition that said animals are kept and maintained as a duly authorized Future Farmers of America or 4-H project;
- C. Offspring of permitted animals shall not be counted in determining the permitted number of animals if such offspring do not exceed the following age limitations:
 - 1. Cattle, twenty-four months;
 - 2. Horses, eighteen months;

3. Ponies, eighteen months;
 4. Mules, eighteen months;
 5. Sheep, twelve months;
 6. Goats, twelve months;
 7. Pigs, sixty days;
 8. Swine, sixty days;
- D. All animals permitted pursuant to this section shall be housed, penned or pastured at least sixty feet from any residence, excluding the residence on the lot where the animals are kept;
- E. The premises where such animals are kept shall be maintained in a clean, neat and sanitary condition at all times in order to insure the public health, safety, comfort, convenience and general welfare. Unless all animal manure on the premises is removed from the premises daily, said manure accumulated each day shall be placed in boxes or receptacles of a design and construction acceptable to the Riverside County Health Officer, and the boxes or containers maintained to prevent access to the contents thereof by flies and to prevent offensive odors. All watering troughs shall be maintained so as to prevent the breeding of mosquitoes. Said premises shall be maintained in accordance with all applicable ordinances, laws, rules, and regulations pertaining to the care of animal habitation, manure removal, fly-producing conditions, and mosquitoes. (Ord. 6966 §1, 2007)

Exhibit “22”

Chapter 19.219

RESIDENTIAL PROTECTION OVERLAY ZONE (RP)

- 19.219.010 Purpose.**
- 19.219.020 Application.**
- 19.219.030 Development Standards.**
- 19.219.040 Nonconforming Uses and Structures.**

19.219.010 Purpose.

The Residential Protection Overlay Zone (RP) is established to preserve the character of single-family residential neighborhoods where the physical conversion of single-family dwellings to higher occupancy rental housing units has the potential to increase densities beyond those intended for single-family zoned neighborhoods. Modifications that essentially transform single-family dwellings into multiple-family dwellings or boardinghouses, both of which are prohibited within single-family zones, has a negative cumulative effect on the public's health, safety and welfare. These conversions can lead to overcrowding, excessive on-street parking, neighborhood disturbances, and other undesirable impacts.

The specific purpose of the Residential Protection Overlay Zone is to:

- A. Establish development standards for affected properties to ensure the development review process provides for consideration of the impacts of new construction, alterations, and changes in use that have the potential to increase the intensity of single-family properties beyond that anticipated by the established Zoning or the City's General Plan.
- B. Ensure the design of dwellings and on-site parking is appropriate for the area's character, and is appropriate for the area's capacity to accommodate increases in densities, which may be limited due to infrastructure, such as sewer, traffic control, on- and off-street parking, safety services, parkland, etc. (Ord. 7302 § 2, 2015)

19.219.020 Application.

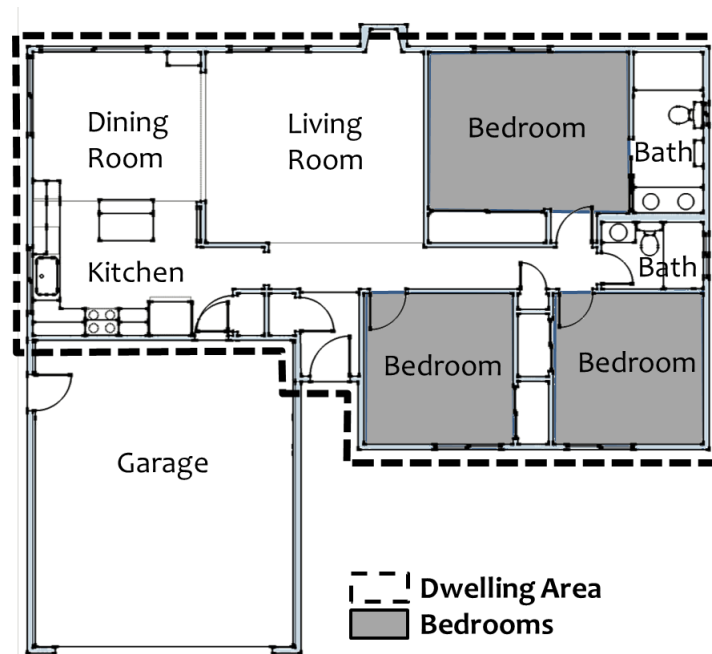
- A. The Residential Protection Overlay Zone shall require the provisions of this Chapter to apply to any construction that results in a new habitable structure, the addition to an existing habitable structure, or modifications to the configuration (i.e., floor plan, layout, etc.) of an existing habitable structure.
- B. The provisions of this chapter shall not apply to any new construction, additions or modifications that result in 1,000 square feet or less of total Dwelling Area on a lot. (Ord. 7302 § 2, 2015)

19.219.030 Development Standards.

The following development standards shall apply to the Dwelling Area of single-family residential structures (exclusive of garages, unconditioned patios, porches, and other such accessory structures).

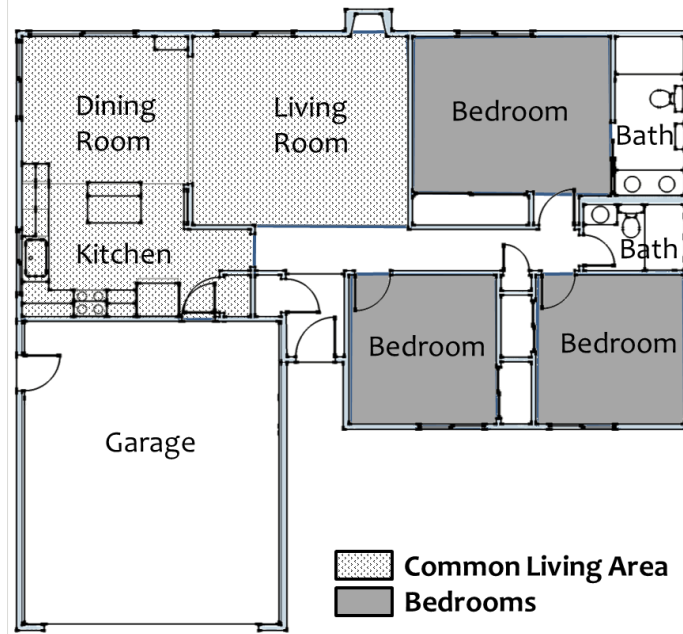
A. Bedrooms

The total area of all bedrooms shall not exceed 50% of the total Dwelling Area of the structure, as defined by Article X of the Zoning Code. The calculation of bedroom area shall not include closets or bathrooms, and measurements shall be from the centerline of interior walls, and the exterior of exterior walls.



B. Common Living Area

The total combined Common Living Area as defined by Article X of the Zoning Code shall be equal to or greater than the total combined area of all bedrooms. The calculation of Common Living Area and bedroom area shall not include closets, bathrooms or hallways, and shall be measured from the centerline of interior walls, and the exterior of exterior walls.



C. Parking

In addition to the minimum parking requirements of Chapter 19.580 – Parking and Loading, any new construction, or modification to an existing dwelling, which results in a dwelling with five or more bedrooms, shall comply with the following:

1. When the number of bedrooms in a dwelling equals or exceeds five (5), an additional open parking space shall be provided in a location that does not block access to other required parking spaces. The additional open parking space shall be in a location that complies with 19.580.070.A.2, except an existing driveway in front of a garage converted to a habitable space may remain and be counted toward the additional required open space, provided the driveway space meets the minimum parking space dimensions specified in this Chapter. (Ord. 7302 § 2, 2015)

19.219.040 Nonconforming Structures.

Notwithstanding other provisions of the Zoning Code to the contrary, a nonconforming structure shall not be expanded or modified, unless such modifications bring the structure into compliance with the requirements of the Residential Protection Overlay Zone, or return the structure to the original single-family residential floor plan, subject to granting of the necessary building permits and other applicable permits. (Ord. 7302 § 2, 2015)

Exhibit “23”

Chapter 19.220

SPECIFIC PLAN OVERLAY ZONE (SP)

19.220.010 Purpose.

19.220.020 Permitted Land Uses and Development Standards.

19.220.010 Purpose.

The Specific Plan Overlay Zone (SP) is established to implement Sections 65450 through 65457 of the State Government Code. The Specific Plan Overlay Zone may be applied to all properties within the City lying within the bounds of an adopted specific plan, except those properties within the Downtown Specific Plan. The area within the Downtown Specific Plan boundaries is within the Downtown Specific Plan Zone that establishes the zoning for that area and is not an overlay zone. The Specific Plan Overlay Zone may be applied to any underlying base zone and may be applied in conjunction with other overlay zones. (Ord. 6966 §1, 2007)

19.220.020 Permitted Land Uses and Development Standards.

For those properties where the Specific Plan Overlay Zone is applied, all permitted use restrictions, development standards, and other applicable standards or regulations governing development as contained within the adopted specific plan shall apply. To the extent that the specific plan does not enumerate use restrictions, development standards, or other applicable regulations, the standards associated with the underlying base zone shall apply. In the event that provisions of the adopted specific plan conflict with or do not correspond with the provisions of the underlying base zone, the provisions as contained in the adopted specific plan shall apply and supersede the underlying base zone requirements. Specific Plans shall be prepared and processed to Chapter 19.820 (Specific Plan/Specific Plan Amendments). (Ord. 6966 §1, 2007)

Exhibit “24”

Chapter 19.230

WATER COURSE OVERLAY ZONE (WC)

19.230.010 Purpose.

19.230.020 Permitted Land Uses.

19.230.030 Nonconforming Uses and Structures.

19.230.010 Purpose.

The Water Course Overlay Zone (WC) is established to clearly identify and designate areas of the City as floodways, stream channels and areas that are subject to periodic flooding and accompanying hazards, and that should be kept free from particular structures or improvements that may endanger life or property or significantly restrict the carrying capacity of the designated floodway or stream channel. The Water Course Overlay Zone may be applied to any underlying base zone and may be applied in conjunction with other overlay zones. (Ord. 6966 §1, 2007)

19.230.020 Permitted Land Uses.

- A. Table 19.230.020 (Permitted Land Uses in the Water Course Overlay Zone) identifies permitted uses and uses that are subject to the granting of a conditional use permit. These land use regulations shall supersede the regulations of the underlying base zone. Uses and structures that were permitted or conditionally permitted prior to the addition of the WC Overlay Zone shall be subject to the additional provisions of Table 19.230.020 (Permitted Land Uses in the Water Course Overlay Zone).
- B. Uses not listed in Table 19.230.020 (Permitted Land Uses in the Water Course Overlay Zone) shall be prohibited unless the Community & Economic Development Director or his/her designee, pursuant to the provisions of Chapter 19.060 (Interpretation of Code) determines that the use is similar to and will have no greater impact than a permitted or conditional use listed in Table 19.230.020 (Permitted Land Uses in the Water Course Overlay Zone).
- C. No grading is permitted except as may be authorized for a permitted or conditionally permitted use. (Ord. 6966 §1, 2007)

Table 19.230.020 Permitted Land Uses in the Water Course Overlay Zone		
Use		Notes, Exceptions and Special Provisions
Accessory Structures	C	As permitted by underlying zone and not significantly affecting the carrying capacity of the particular flood way, subject to approval of the City Engineer.
Agriculture	P	Restricted to field crops and vine crops. Tree crops are prohibited.
Animal Keeping	P	Restricted to grazing animals and subject to Section 19.270.030(G)
Flood control facilities	P	Approved by the Riverside County Flood Control and Water Conservation District
Mining and excavation	C	
Recreation (public or private)	C	Restricted to field sports, lakes and ponds. No structures permitted.

19.230.030 Nonconforming Uses and Structures.

Notwithstanding other provisions of the Zoning Code to the contrary, a nonconforming use shall not be expanded but may be modified, altered or repaired to incorporate flood-proofing measures, provided such measures do not raise the level of the design flood. (Ord. 6966 §1, 2007)

Exhibit “25”

ARTICLE VII: SPECIFIC LAND USE PROVISIONS

DIVISION I: SPECIFIC PERMITTED LAND USES

Chapter 19.240

ADULT-ORIENTED BUSINESSES

- 19.240.010 Purpose.**
- 19.240.020 Definitions.**
- 19.240.030 Permit Requirements.**
- 19.240.040 Minimum Proximity Requirements.**

19.240.010 Purpose.

- A. The purpose of this Chapter is to prevent community-wide adverse economic impacts, increased crime, decreased property values, and the deterioration of neighborhoods that can be brought about by the concentration of adult-oriented businesses, as defined in Section 9.40.020 of the Riverside Municipal Code, in close proximity to each other or proximity to other incompatible uses such as schools for minors, assemblies of people - non-entertainment and residentially zoned properties or uses.
- B. The City Council finds that it has been demonstrated in various communities that the concentration of adult-oriented businesses causes an increase in the number of transients in the area and an increase in crime, in addition to the effects described above, and can cause other businesses and residents to move elsewhere. It is, therefore, the purpose of this Chapter to establish reasonable and uniform regulations to prevent the concentration of adult-oriented businesses or their close proximity to incompatible uses, while permitting the location of adult-oriented businesses in certain areas. (Ord. 6966 §1, 2007)

19.240.020 Definitions.

- A. Establishment of an Adult-Oriented Business. As used herein, to "establish" an Adult-Oriented Business shall mean and include any of the following:
 - 1. The opening or commencement of any Adult-Oriented Business as a new business;
 - 2. The conversion of an existing business, whether or not an Adult-Oriented Business, to any Adult-Oriented Business defined herein;
 - 3. The addition of any of the Adult-Oriented Businesses defined herein to any other existing Adult-Oriented Business; or
 - 4. The relocation of any such Adult-Oriented Business.
- B. All other terms relative to Adult-Oriented Business are contained in Section 9.40.020 of the Riverside Municipal Code and are incorporated into this Chapter by reference. (Ord. 6966 §1, 2007)

19.240.030 Permit Requirements.

- A. Every person who proposes to maintain, operate or conduct an adult-oriented business in the City of Riverside shall file an application with the Police Chief upon a form provided by the City of Riverside and shall pay a filing fee, as established by resolution adopted by the City Council from time to time, that shall not be refundable.
- B. It shall be unlawful for any person to engage in, conduct or carry on, or to permit to be engaged in, conducted or carried on, in or upon any premises in the City of Riverside, the operation of an adult-oriented business unless the person first obtains and continues to maintain in full force and effect a permit from the City of Riverside as herein required.
- C. It shall be unlawful for any persons to engage in or participate in any live performance depicting specified anatomical areas or involving specified sexual activities in an adult-oriented business unless the person first obtains and continues in full force and effect a permit from the City of Riverside as herein required.
- D. Adult-oriented businesses are regulated by Chapter 9.40 of the Riverside Municipal Code and subject to the minimum proximity requirements contained in Section 19.250.040. (Ord. 6966 §1, 2007)

19.240.040 Minimum Proximity Requirements.

- A. Adult-oriented businesses shall only be established, located, or operated in the I (Industrial) Zone and only when within the ascribed distances of the certain specified land uses or zones set forth here. These distances shall be measured from the closest point upon the outside walls of the building or building lease space containing the adult-oriented business to the nearest point upon the outside walls or property lines of the building or property of concern.
 - 1. The business shall not be located within 600 feet of any other adult-oriented business.
 - 2. The business shall not be located within 1,000 feet of a historic district.
 - 3. The business shall not be located within 600 feet of any residential dwelling unit, residential zone or homeless shelter.
 - 4. The business shall not be located within 1,000 feet of any school, religious assembly or day care home/center.
 - 5. The business shall not be located within 600 feet of any park.
 - 6. The business shall not be located within 600 feet of a freeway corridor.
 - 7. The business shall not be located within a ½ mile (2,640 feet) of the Santa Ana River Trail.
 - 8. The business shall not be located within 100 feet of a railway corridor.
- B. No variances shall be granted from these location requirements. (Ord. 6966 §1, 2007)

Exhibit “26”

Chapter 19.245

ARCADES AND INTERNET/CYBER CAFÉS

19.245.010 Purpose.

19.245.020 Applicability and Permit Requirements.

19.245.030 Site Location, Operation and Development Standards.

19.245.040 Modifications.

19.245.010 Purpose.

The purpose of regulating arcades, internet cafés and similar establishments is to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.245.020 Applicability and Permit Requirements.

Arcades and internet/cyber cafés, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.245.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all arcades, internet cafés and similar establishments, unless otherwise specified here.

A. Site Location Standards

1. Any arcade or internet café shall only be established, located or operated where permitted pursuant to Article V, Base Zones and Related Use and Development Provisions, and only when within the ascribed distances of the certain specified land uses or zones set forth here. These distances shall be measured from the closest point upon the outside walls of the building or building lease space containing the arcade or internet café to the nearest property line of the property of concern.
 - a. The business shall not be located within 600 feet of any school, assemblies of people - non-entertainment, park or hospital.
 - b. The business shall not be located within 100 feet of any residential dwelling unit or residential zone.

B. Operation and Development Standards

1. At all times, each arcade or internet café operator shall maintain an adult attendant on the premises. If there are more than forty arcade and game machines or computers, two or more adult attendants shall be present.
2. The hours of operation shall be limited to between 8:00 a.m. and 2:00 a.m. daily.

3. If there are more than ten arcade and game machines or computers, an adult attendant shall be located on a raised dais, positioned so as to readily observe all machines and all areas of business. The floor plan shall be submitted for the Planning and Building Divisions' review.
4. Patrons under the age of 18 shall not be permitted without a legal guardian during the hours of 9:00 a.m. and 3:00 p.m. weekdays and after 10:00 p.m. on any day of the week. Notice of these hours shall be posted at the entrance of the business in lettering of at least two inches in size. This prohibition will exclude days that are either legal holidays or when the under 18 patron's school is off-track. Each under 18 patron will be required to show proper school identification upon entering the premises for purpose of playing. Store management will check the patron's identified school against published school schedules ensuring that the patron is attending on a non-school day prior to allowing the patron to proceed.
5. A minimum of 30 square feet of gross floor area shall be provided for each arcade or game machines or computers.
6. Any and all forms of gambling are prohibited.
7. Soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or building lease spaces.
8. A security plan shall be provided to the Riverside Police Department and Planning Division for review and approval.
9. The business shall provide a security officer in the business that is bonded and licensed by the State of California during the peak hours of 6:00 p.m. and 2:00 a.m., unless otherwise waived by the Police Department.
10. A sign shall be posted in the front of the business indicating that no loitering is permitted per the Riverside Municipal Code. In addition, a waiting area inside the business shall be provided for customers waiting to use a station. No outside waiting or seating is permitted.
11. Prior to occupancy of the business, the business owner shall sign a trespass authority letter authorizing the Riverside Police Department to enforce trespass law. A copy of this letter shall be provided to the Planning Division.
12. No intoxicated person shall be permitted to remain on premises, nor shall there be consumption of alcohol on the premises.
13. All persons in the business shall be required to sign a log and provide a valid California, government or school identification with a photograph and age of the individual to the staff.
14. No pay phones shall be permitted on any such premises.

15. Bicycle parking facilities shall be provided in an area convenient to the main entrance, and out of the path of vehicular or pedestrian travel. (Ord. 6966 §1, 2007)

19.245.040 Modifications.

Modifications to the above Site Location, Operation or Development Standards may be considered in conjunction with a Conditional Use Permit at a noticed public hearing pursuant to Chapter 19.760. (Ord. 6966 §1, 2007)

Exhibit “27”

Chapter 19.250

ASSEMBLIES OF PEOPLE - ENTERTAINMENT

19.250.010 Purpose.

19.250.020 Applicability and Permit Requirements.

19.250.030 Site Location, Development and Operational Standards.

19.250.040 Modifications.

19.250.010 Purpose.

The intent and purpose of regulating assemblies of people principally for entertainment purposes (theaters, clubs, lodges, banquet halls, auditoriums, stadiums, etc.) is to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.250.020 Applicability and Permit Requirements.

- A. Assemblies of people for entertainment purposes, as defined in Article X (Definitions), excluding adult entertainment that is regulated by Chapter 19.240, are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.
- B. Notwithstanding any specific provisions of Article V, Base Zones and Related Use and Development Provisions, the following incidental entertainment uses, as defined in Article X (Definitions), shall be exempt from any separate discretionary permit requirement, other than any permit that may be required of the principal use:
 1. Entertainment that is clearly incidental to a sit-down restaurant, book store, art gallery, bar/lounge or other non-entertainment-oriented use, provided that no stage or dance floor is involved.
 2. Entertainment that is clearly incidental to a full service hotel that includes convention facilities, meeting rooms, and restaurant services. (Ord. 6966 §1, 2007)

19.250.030 Site Location, Development and Operational Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to assemblies of people principally for entertainment purposes unless otherwise specified here. Moreover, such assemblies shall comply with all applicable laws, ordinances, policies and regulations.

A. Site Location Standards

1. The site shall have adequate access to a public street.
2. The site shall be adequate in size and shape to accommodate the use and all yards, walls, parking, landscaping and other required improvements.

3. The business shall not be located within six hundred feet of a hospital, public or private school (kindergarten through twelfth grade), church or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the hospital, school, church or park site, except in the Downtown arts and Entertainment District, as defined in Article X, where the six hundred foot distance restriction does not apply. However, in said Downtown Arts and Entertainment District, the Community & Economic Development Director or his/her designee shall consider distances from the above listed uses for the purpose of achieving compatibility of the business with neighboring uses as part of the review process.
4. The business shall not be located within one hundred feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential property. This provision shall not be mandatory with regard to residential uses that are a part of a mixed use zone or mixed use project approved under a discretionary permit.
5. The site shall not be in such proximity to other uses designed for human habitation, including extended care facilities, motels and hotels that disturbances are likely to be caused by traffic, parking, noise or lighting.
6. Adequate provisions shall be made for vehicular and pedestrian access to the facility at peak business hours.

B. Development and Operational Standards

1. The use shall not substantially increase vehicular traffic on streets in a residential zone.
2. The use shall not substantially lessen the usability or suitability of adjacent or nearby properties for planned or zoned uses.
3. The use shall not substantially increase traffic hazards to pedestrians.
4. The use shall not cause a substantial adverse affect to health, safety or the general welfare of the neighborhood from light, glare or noise.
5. Soundproofing shall be sufficient to prevent noise and vibrations from penetrating into surrounding properties or buildings as determined by an acoustical analysis prepared by a qualified design professional or acoustical engineer. An acoustical analysis may be required based on neighborhood compatibility and may require additional soundproofing as determined through the MCUP or CUP process.
6. A security plan shall be provided for the approval of the Police Department demonstrating and committing to the provision of adequate on-site security.
7. Lighting, as certified by a qualified lighting engineer, shall be provided pursuant to Chapter 19.556 throughout private parking lots and access areas serving the business.

8. The submitted site plan shall demonstrate adequate accommodations for the queuing of patrons so as not to obstruct walkways, driveways or parking areas and so as not to create noise related disturbances to adjacent properties.
9. The submitted site plan shall demonstrate the availability of adequate parking, maneuvering, ingress and egress to accommodate patrons during peak business hours. (Ord. 6966 §1, 2007)

19.250.040 Modifications.

Modifications to the above Site Location, Operation or Development Standards shall be considered in conjunction with the required Conditional Use Permit or Minor Conditional Use Permit, as applicable. (Ord. 6966 §1, 2007)

Exhibit “28”

Chapter 19.255

ASSEMBLIES OF PEOPLE - NON-ENTERTAINMENT

- 19.255.010 Purpose.**
- 19.255.020 Applicability and Permit Requirements.**
- 19.255.030 Site Location, Operation and Development Standards.**
- 19.255.040 Additional Setback and Yard Requirement.**
- 19.255.050 Modifications**

19.255.010 Purpose.

The purpose of regulating assemblies of people for non-entertainment (places of worship, fraternal and service organizations conference facilities, etc.), is to ensure compatibility with surrounding uses and properties and to avoid impacts associated with such uses. (Ord. 6966 §1, 2007)

19.255.020 Applicability and Permit Requirements.

- A. Assemblies of people - non-entertainment uses, as defined in Article X (Definitions), as a stand alone use are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.
- B. Assemblies of people - non-entertainment uses, as defined in Article X (Definitions), located in a storefront within an existing industrial, office or commercial complex, as defined in Article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)
- C To be considered a "Storefront" Assembly of People – Non-Entertainment Use, the maximum floor area allowed shall not exceed 4,000 square feet. Any Assembly of People – Non-Entertainment Use larger than 4,000 square feet shall not be considered a "Storefront" facility and thus be subject to the provisions applicable to stand alone Assemblies of People – Non-Entertainment Uses.

19.255.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to assemblies of people - non-entertainment uses unless otherwise specified here.

- A. General Requirements applicable to both stand alone and storefront assemblies of people - non-entertainment uses.
 - 1. Parking shall be provided in accordance with Chapter 19.580 (Parking and Loading). In determining the adequacy of parking to serve an assemblies of people - non-entertainment use, the Development Review Committee or Planning Commission, as applicable, shall take into account such factors as off-peak hours of operation of the use relative to other uses within the complex. The Development Review Committee or Planning Commission, as applicable, may

impose such conditions as necessary on the operating hours and characteristics of the operations to provide for adequate parking at all times.

2. No use other than those specifically authorized by the Approving or Appeal Authority under the discretionary permit shall be permitted.

B. Additional requirements for storefront assemblies of people - non-entertainment uses.

1. Site location standards:

- a. The assemblies of people - non-entertainment use shall be located within a building in a multi-tenant industrial, commercial or office complex as defined in Article X (Definitions);

2. Operation and Development Standards:

- a. Facilities shall be limited to use for assemblies of people - non-entertainment uses (e.g., including worship services, prayer meetings, church socials, Sunday school and incidental office uses). No other activities are permitted including use as a residence, community social and recreational programs or activities;
- b. Normal operations of the facilities shall be restricted to indoor uses;
- c. No substantial adverse impacts on adjoining uses will result. (Ord. 6966 §1, 2007)

19.255.040 Additional Setback and Yard Requirement.

Any assemblies of people - non-entertainment use, when permitted in any residential zone or the Office (O) Zone, shall be set back at least 20 feet from every property line and shall not be located within any front yard required in such zone; provided, however, that any interior side or rear yard may be used for off-street parking purposes. (Ord. 6966 §1, 2007)

19.255.050 Modifications

Modifications to site location, operation and development standard A.1 may be considered in conjunction with the required Conditional Use Permit or Minor Conditional Use Permit, as applicable pursuant to Chapter 19.760.

Modifications to the above setback and yard requirement may be considered in conjunction with the required Conditional Use Permit or Minor Conditional Use Permit, as applicable.

Exhibit “29”

Chapter 19.260

ASSISTED LIVING FACILITIES

- 19.260.010 Purpose.**
- 19.260.020 Applicability and Permit Requirements.**
- 19.260.030 Special Application Requirements.**
- 19.260.040 Site Location, Operation and Development Standards.**

19.260.010 Purpose.

The purpose of regulating assisted living facilities, including professional care facilities, residential care facilities and similar uses is to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.260.020 Applicability and Permit Requirements.

Assisted living facilities, including professional care facilities, residential care facilities and similar uses, as defined in Article X (Definitions), but specifically excluding emergency shelters and probationer/parolee housing, are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.260.030 Special Application Requirements.

In addition to the applicable discretionary permit application requirements, the application for an assisted living project shall include the following information:

- A. Client profile (the subgroup of the population the facility is intended to serve, such as elderly, minor children, developmentally disabled, etc.)
- B. The maximum number of occupants and hours of facility operation
- C. Term of client stay
- D. Support services to be provided on-site and projected staffing levels
- E. Rules of conduct and/or management plan (Ord. 6966 §1, 2007)

19.260.040 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all assisted living (residential care), unless otherwise specified here.

- A. Site Location Standards
 - 1. No substantial adverse impacts on adjoining properties or land uses will result.
 - 2. Adjacent development will not constitute a hazard to occupants.

3. Establishment of the facility will not result in harm to the health, safety or general welfare of the surrounding neighborhood.
4. The facility shall be located along or near a major arterial with ready access to public transportation.
5. The facility shall be accessible to necessary support services.
6. To avoid over-concentration of facilities, there shall be a 300-foot separation requirement as measured from the nearest outside building walls between the subject assisted living facility and any other assisted living facility or group housing.

B. Operation and Development Standards

1. The design of the facility and layout shall be compatible with the character of the surrounding neighborhood.
2. On-site parking shall be provided pursuant to the requirements of Chapter 19.580 and as may otherwise be required through the discretionary permit process.
3. Both indoor and outdoor common open areas should be provided on site.
4. All lighting fixtures shall be directed away from adjacent properties and public right-of-ways. The height of light poles shall be determined through the discretionary permit process.
5. The facility, when located in any residential or office zone, shall be set back at least 20 feet from every property line and shall not be located within any front yard required in such zone.
6. The Planning Commission or the City Council, on appeal, may modify any of the above standards if a finding is made that such modifications will not be detrimental to the health and safety of the residents. (Ord. 7158 §4, 2012; Ord. 6966 §1, 2007)

Exhibit “30”

Chapter 19.265

BAIL BONDS ESTABLISHMENTS

- 19.265.010 Purpose.**
- 19.265.020 Applicability and Permit Requirements.**
- 19.265.030 Site Location, Operation and Development Standards.**
- 19.265.040 Modifications.**

19.265.010 Purpose.

The purpose of regulating bail bonds establishments is to ensure security and compatibility with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.265.020 Applicability and Permit Requirements.

Bail bonds establishments, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.265.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to bail bonds establishments unless otherwise specified here.

A. Site Location Standards

1. The business shall not be located within 600 feet of a public or private school (kindergarten through twelfth grade), assemblies of people - non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, assemblies of people - non-entertainment or park site.
2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential zoned property.
3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, or emergency shelter, or businesses licensed by the State of California for off- or on-sale of alcoholic beverages as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing parolee/probationer home, emergency shelter or off- or on-site alcoholic beverage sales business.
4. The business shall be in a location that is fully visible from a public street with an unobstructed view from the public street for public safety.

B. Operation and Development Standards

1. The business shall have lighting to provide illumination for security and safety of parking and access areas. On-site lighting plans shall be submitted for review and approval.
2. A security plan shall be provided to the Riverside Police Department and Planning Division for review and approval.
3. The business window shall not be tinted or obscured in any way, including by temporary or painted window signs, and the interior lighting of the lease space shall remain at adequate levels to clearly see into the business from the exterior of the business.
4. A sign shall be posted in the front of the business indicating that no loitering is permitted per the Riverside Municipal Code.
5. Prior to occupancy of the business, the business owner shall sign a trespass authority letter authorizing the Riverside Police Department to enforce trespass law. A copy of this letter shall be provided to the Planning Division.
6. No outdoor pay phones shall be permitted on any such premises. (Ord. 7158 §5, 2012; Ord. 6966 §1, 2007)

19.265.40 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Minor Conditional Use Permit.

Exhibit “31”

Chapter 19.270

BOARDING OF CATS AND DOGS/KENNELS

19.270.010 Purpose.

19.270.020 Applicability and Permit Requirements.

19.270.030 Site Location, Operation and Development Standards.

19.270.010 Purpose.

The purpose of regulating the boarding of cats and dogs/kennels and similar establishments is to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.270.020 Applicability and Permit Requirements.

Boarding of cats and dogs/kennels and similar uses, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.270.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to boarding of cats and dogs/kennels unless otherwise specified here. Moreover, the boarding of cats and dogs/kennels shall comply with all applicable laws, ordinances, policies and regulations.

- A. The site shall be adequate in size and shape to accommodate the type of boarding cats or dogs/kennels proposed and all yards, walls, parking, landscaping and other required improvements.
- B. The use shall not substantially lessen the usability or suitability of adjacent or nearby properties for planned or zoned uses.
- C. Noise produced by the proposed use shall be in compliance with [Chapter 8.10](#) of the Municipal Code. When the animals are proposed for indoor accommodations, soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or buildings as determined by an acoustical analysis prepared by a qualified design professional or acoustical engineer.
- D. All kennels shall be designed and maintained in compliance with [Chapter 8.18](#) of the Municipal Code.
- E. The property shall be maintained in such a way so as not to cause fly producing conditions as set forth in [Chapter 6.16](#) of the Municipal Code.
- F. The number of dogs or cats permitted for boarding or kenneling shall be as determined through the discretionary permit process, based upon site size, design and compatibility with surrounding uses.

- G. The area where the dogs or cats are penned shall be screened with a block wall and a secure gate. (Ord. 6966 §1, 2007)

Exhibit “32”

Chapter 19.272

BREWERIES, MICROBREWERIES, WINERIES, BREWPUBS, BREW-ON-PREMISES AND DISTILLERIES

- 19.272.010 Purpose.**
- 19.272.020 Applicability and Permit Requirements.**
- 19.272.030 Site Location, Operation, and Development Standards.**
- 19.272.040 Other Applicable Regulations.**
- 19.272.050 Modifications.**

19.272.010 Purpose.

The purpose of regulating Breweries, Microbreweries, Wineries, Brewpubs and Brew-On-Premises establishments is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 7185 §3, 2007)

19.272.020 Applicability and Permit Requirements.

Breweries, Microbreweries, Wineries, Brewpubs, Brew-On-Premises and Distilleries establishments, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

- A. Brewpubs shall obtain a Minor Conditional Use Permit in all zones where permitted; However, a brewpub that complies with all development standards established by section 19.450.020 B 1 a-d and f-h (Alcohol Sales – Exemption from Minor Conditional Use Permit) shall be exempt from the Minor Conditional Use Permit in the CR, CG, CRC, and Mixed-Use Zones. (Ord. 7185 §3, 2007)

19.272.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all establishments selling alcohol, unless otherwise specified here.

- A. Breweries, microbreweries, wineries, and distilleries manufacturing and wholesale only (no on-site retail sales or on-site tasting).
 - 1. All setback, landscaping, and other development standards of the underlying zone shall be met.
 - 2. The establishment shall comply with all applicable provisions of Chapter 19.510 (Outdoor Storage) where permitted by the underlying zone.
 - 3. The establishment shall comply with all applicable provisions of Chapter 19.580 (Parking). For the purposes of calculating parking, the brewing areas shall be considered manufacturing, the tasting rooms shall be considered restaurant, and the cold and warm storage shall be considered warehousing.

B. Breweries, microbreweries, wineries, and distilleries with off-sale retail and/or on-site tasting.

1. All standards listed under 19.272.030A shall apply.
2. The establishments shall comply with all Location, Operation and Development standards established by Section 19.450 (Alcohol Sales).
3. Retail Sales within any of the Industrial Zones areas shall not exceed 15% of the gross floor area of the lease space.
4. A maximum total of 1 pint (16 oz.) of beer, 6 ounces of wine, and 1 ounce of distilled spirits may be sold or dispensed, for a fee or no fee, to each customer for on-site tasting per day. This may be divided into a single serving or small tastings.
5. Retail sales of alcoholic beverages shall be limited to alcoholic beverages manufactured on-site.
6. The business shall have lighting in accordance with Chapter 19.556 of the Zoning Code. On-site lighting plans shall be submitted for review and approval.
7. The retail and tasting hours of operation shall be evaluated on a case-by-case basis.
8. No person under 21 shall be permitted within the tasting area(s).
9. The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises in accordance with Section 9.05.020 of the Municipal Code.
10. The management at each location of off-sale of alcoholic beverages pursuant to this section shall be responsible for educating the public regarding drunk driving laws and the related penalties for breaking those laws. (This includes minimum age law, open container law and driving while intoxicated law.) This can be accomplished by posting prominent signs, decals or brochures at the point of purchase and providing adequate training for employees.
11. No entertainment shall be permitted without first obtaining a Conditional Use Permit in zones that permit or conditionally permit assemblies of people - entertainment establishments subject to the development standards established in Chapter 19.250.
12. Additional conditions may be applied based on feedback from the Riverside Police Department during the entitlement process.

C. Additional Standards for Brew-On-Premises

1. All standards listed under section 19.272.030 A and B shall apply.
2. Minors shall be permitted provided that there is not tasting/sampling of alcoholic beverages. (Ord. 7185 §3, 2007)

19.272.040 Other Applicable Regulations.

Where the Department of Alcoholic Beverage Control (ABC) determines that an area has an over concentration of alcoholic beverage licenses and/or a higher than average crime rate ABC may deny an application for alcohol sales unless the Community & Economic Development Director or his/her designee or City Planning Commission makes a determination that public convenience or necessity will be served by the proposed project. (Ord. 7185 §3, 2007)

19.272.050 Modifications.

Modifications to the above Site Location, Operation and Development Standards 19.272.030 A (1 and 3) and B (2, 3, 4, 5) may be considered in conjunction with the required Minor Conditional Use Permit or Conditional Use Permit, as applicable. Modifications to all other Site Location, Operation and Development standards will not be permitted.(Ord. 7185 §3, 2007)

Exhibit “33”

Chapter 19.273

BUILDING MATERIALS SUPPLY STORES (WHOLESALE WITH ANCILLARY RETAIL SALES)

19.273.010 Purpose.

19.273.020 Applicability and Permit Requirements.

19.273.030 Site Location, Development and Operational Standards.

19.273.040 Modifications.

19.270.010 Purpose.

The intent and purpose of regulating building materials supply stores (wholesale with ancillary retail sales) is to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 7071 §2, 2010)

19.273.020 Applicability and Permit Requirements.

Building materials supply stores (wholesale with ancillary retail sales), as defined in Article X (Definitions) are permitted subject to the granting of a Minor Conditional Use Permit in the BMP - Business and Manufacturing Park Zone subject to the requirements contained in this Chapter.

(Note: Home improvement sales and service stores - retail, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones. (Ord. 7071 §2, 2010)

19.273.030 Site Location, Development and Operational Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to building materials supply stores (wholesale with ancillary retail sales) where conditionally permitted. Moreover, building materials supply stores (wholesale with ancillary retail sales) shall comply with all applicable laws, ordinances, policies and regulations and the following site location, development and operational standards where permitted within the BMP - Business and Manufacturing Park Zone:

A. Site Location Standards

1. The site shall be served by streets and highways capable of carrying the quantity and type of traffic generated by such use, with frontage on a Major (120-foot wide, 6-lane) Arterial Roadway as shown on the City of Riverside General Plan Master Plan of Roadways and direct vehicular access from an Arterial Roadway as shown on the City of Riverside General Plan Master Plan of Roadways.
2. The site shall be located as to not cause a substantial increase in vehicular traffic on streets adjacent to properties in a residential zone.
3. The site shall be less than 5 acres in area and shall be adequate in size and shape to accommodate the use and all yards, walls, parking, landscaping and other required improvements.

4. The site shall be a minimum of 300 feet from any residentially zoned or developed properties.

B. Development and Operational Standards

1. The total building area shall not exceed 40,000 square feet, and the retail area shall not exceed 50% of total floor area of the primary building or 20,000 square feet, whichever is less.
2. Any outdoor storage yard associated with the facility shall be completely screened from view, as regulated pursuant to Chapter 19.510 of the Zoning Code (Outdoor Display and Sales). Any outdoor storage of material shall be completely screened from view through the use of architecturally integrated screen walls of 6 feet or greater and all materials shall be stored below the level of the walls.
3. Any exterior auxiliary equipment and required screen walls associated with the facility shall be subject to Chapter 19.710 of the Municipal Code (Design Review).
4. The site shall be fully landscaped on the interior and additional perimeter landscape screening may be required by the Community & Economic Development Director or his/her designee through the Design Review process to adequately screen the operation. Any additional landscaping required to screen operations will be subject to Chapter 19.710 of the Municipal Code (Design Review) and Chapter 19.570 of the Municipal Code (Water Efficient Landscaping and Irrigation);
5. A site maintenance and operations plan for ongoing and continuous property cleaning, noise control, and odor, dust and litter control, shall be submitted for review and approval of the Planning Division prior to the commencement of operations.
6. Any outdoor display of Incidental Plant Materials shall be in conformance with Chapter 19.500 of the Zoning Code (Outdoor Display of Incidental Plant Materials). Any other outdoor display and sales activities shall be prohibited, unless otherwise approved pursuant to Chapter 19.740 of the Zoning Code (Temporary Use Permit).
7. Lumber cutting and other similar equipment shall be located within a completely enclosed building or underneath a covered structure within a completely screen outdoor storage yard area.
8. Deliveries shall be limited to off-peak hours of traffic, and not to exceed a maximum of 10 delivery trucks per day.
9. The use shall not substantially lessen the usability or suitability of adjacent or nearby properties for planned or zoned uses.

10. The use shall not substantially increase traffic hazards to pedestrians.
11. The use shall not cause a substantial adverse affect to health, safety or the general welfare of the neighborhood from light, glare or noise.
12. The submitted site plan shall demonstrate the availability of adequate parking, maneuvering, ingress and egress to accommodate patrons during peak business hours.
13. All standards of Chapter 19.130 of the Municipal Code (BMP Zone) shall apply, unless superseded by the above standards. (Ord. 7071 §2, 2010)

19.273.040 Modifications.

Modifications to the above Site Location, Operation and Development Standards 19.273.030 A (1, 3 and 4) and B (1 and 8) may be considered in conjunction with the required Minor Conditional Use Permit. (Ord. 7071 §2, 2010)

Exhibit “34”

Chapter 19.275

BUS TERMINALS

- 19.275.010 Purpose.**
- 19.275.020 Applicability and Permit Requirements.**
- 19.275.030 Site Location, Operation and Development Standards.**
- 19.275.040 Security Regulations.**
- 19.275.050 Additional Findings to Approve a Discretionary Permit.**
- 19.275.060 Modifications.**

19.275.010 Purpose.

The purpose of regulating bus terminals is to safeguard the health, safety and general welfare of those who use the bus terminals, and to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.275.020 Applicability and Permit Requirements.

Bus terminals, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.275.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to bus terminals unless otherwise specified here.

A. Site Location Standards

Any bus terminal shall only be established, located, or operated where permitted pursuant to Article V, Base Zones and Related Use and Development Provisions, and only when within the ascribed distances of the certain specified land uses or zones set forth here. These distances shall be measured from the closest property line of the bus terminal to the nearest property line of the use of concern.

1. The bus terminal business shall not be located within 600 feet of any hospital, school (kindergarten through grade twelve), assemblies of people - non-entertainment, or park.
2. The bus terminal shall not be located within 100 feet of any residential dwelling unit or any residential zone.
3. The bus terminal site shall not be within 100 feet of any assisted living facility, motel, hotel, and similar sensitive use where disturbances are likely to be caused by traffic, parking, noise, and/or lighting.

B. Operation and Development Standards

1. All operations, except passenger/cargo loading and unloading, shall be conducted inside the bus terminal building. However, automated ticketing facilities and passenger waiting areas may be permitted outdoors.
2. No vehicles shall be parked on the premises other than those of persons attending to business on the site, vehicles in service for customers, vehicles of employees, and other service vehicles used in the operation of the bus terminal.
3. Maintenance or fueling operations are prohibited at a bus terminal site.
4. Direct access to bus terminals shall be from at least one and preferably two 4-lane arterial streets. Bus terminal sites shall not have direct access from local or residential streets.
5. Setbacks for terminal buildings shall conform to the requirements of the underlying zone. Setbacks along arterial streets may be required to be increased through the discretionary permit process.
6. Parking, temporary bus waiting areas and passenger waiting and loading areas shall be set back at least 20 feet from all property lines.
7. The bus terminal site shall have a designated passenger waiting area that may either be indoors or outdoors. The designated outdoor waiting area shall include areas covered by shade structures or other method of cover.
8. A minimum 6-foot-high masonry wall shall be erected and maintained along all common interior side and rear property lines; provided, however, that such wall shall be only 3 feet high from the setback line of the adjoining property to the front property line.
9. At a minimum, parking areas shall be provided in accordance with Chapter 19.580; however, additional parking may be required as a condition of discretionary permit approval based on a case-by-case basis related to property specific considerations. (Ord. 6966 §1, 2007)

19.275.040 Security Regulations.

A security plan shall be submitted for review and approval as a part of the discretionary permit application demonstrating and committing to the provision of adequate on-site security, including but not limited to security cameras, lighting, and security personnel. (Ord. 6966 §1, 2007)

19.275.050 Additional Findings to Approve a Discretionary Permit.

In addition to any findings required to be made in the granting of the applicable discretionary permit, the following findings are required to be made by the Approving or Appeal Authority in order to approve a discretionary permit for a bus terminal:

- A. That the bus terminal will not substantially increase vehicular traffic on streets in a residential zone.
- B. That the bus terminal will not substantially lessen the usability of adjacent or nearby commercially-zoned property for commercial use by interfering with pedestrian traffic.
- C. That the bus terminal will not create increased traffic hazards to pedestrians.
- D. That the bus terminal site is adequate in size and shape to accommodate said use, and to accommodate all carrier lines, walls, parking, landscaping and other required improvements. (Ord. 6966 §1, 2007)

19.275.060 Modifications.

Modifications to the above Site Location, Operation and Development Standards 19.275.030 A and B (5, 6 and 9) may be considered in conjunction with the required Conditional Use Permit. No modifications to all other Site Location, Operation and Development Standards will be permitted.

Exhibit “35”

Chapter 19.280

CHECK CASHING ESTABLISHMENTS

- 19.280.010 Purpose.**
- 19.280.020 Applicability and Permit Requirements.**
- 19.280.030 Site Location, Operation and Development Standards.**
- 19.280.040 Modifications**

19.280.010 Purpose.

The purpose of regulating check cashing establishments is to ensure security and compatibility with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.280.020 Applicability and Permit Requirements.

Check cashing establishments, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.280.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to check cashing establishments unless otherwise specified here.

A. Site Location Standards

1. The business shall not be located within 600 feet of a public or private school (kindergarten through twelfth grade), assemblies of people - non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, assemblies of people - non-entertainment or park site.
2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential zoned property.
3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, emergency shelter, or businesses licensed by the State of California for off- or on-sale of alcoholic beverages as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-site or on-site alcoholic beverage sales business.
4. The business shall be in a location that is fully visible from a public street with an unobstructed view from the public street for public safety.

B. Operation and Development Standards

1. The business shall have lighting to provide illumination for security and safety of parking and access areas and in compliance with Chapter 19.556 of the Zoning Code. On-site lighting plans shall be submitted for review and approval.
2. A security plan shall be provided to the Riverside Police Department and Planning Division for review and approval.
3. The business window shall not be tinted or obscured in any way, including by temporary or painted window signs, and the interior lighting of the lease space shall remain at adequate levels to clearly see into the business from the exterior of the business.
4. A sign shall be posted in the front of the business indicating that no loitering is permitted per the Riverside Municipal Code.
5. Prior to occupancy of the business, the business owner shall sign a trespass authority letter authorizing the Riverside Police Department to enforce trespass law. A copy of this letter shall be provided to the Planning Division.
6. No outdoor pay phones shall be permitted on any such premises.
7. The hours of operation shall be limited to between 8:00 a.m. and 9:00 p.m. daily. (Ord. 7158 §6, 2012; Ord. 6966 §1, 2007)

19.280.040 Modifications

Modifications to the above Site Location Standards may be considered in conjunction with the required Minor Conditional Use Permit.

Exhibit “36”

Chapter 19.285

OUTDOOR STORAGE YARD

- 19.285.010 Purpose.**
- 19.285.020 Applicability and Permit Requirements.**
- 19.285.030 Site Location, Operation and Development Standards.**
- 19.285.040 Screening of Outdoor Storage.**
- 19.285.050 Modifications.**

19.285.010 Purpose.

The purpose of regulating outdoor storage yards is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.285.020 Applicability and Permit Requirements.

Contractor storage yards, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.285.030 Site Location, Operation and Development Standards. (Ord. 6966 §1, 2007)

A. Vehicles, Equipment and Other Items Customarily Stored in Outdoor Areas

1. The storage area and drive aisles shall be paved with not less than 2-and-a-half inches of asphaltic concrete or an equivalent surfacing meeting the established standards and specifications of the Public Works Department, except for any required landscape setback areas as stipulated in item 5 below.
2. All such areas shall be graded and drained so as to dispose of all surface water in a manner consistent with water quality control standards enforced by the Public Works Department.
3. All such areas shall be maintained in good repair, in a clean, neat and orderly condition.
4. All such areas shall be provided with internal circulation, safe entrances and exits meeting the established standards and specifications of the Planning Division and Public Works Department.
5. All such areas shall have a landscaped area not less than 10 feet in depth, the depth of the required yard area or the depth as required for specific uses, whichever is the greatest, maintained along the street side of the lot.

19.285.040 Screening of Outdoor Storage.

Screening of outdoor storage shall comply with the following:

- A. Storage shall be visually screened from all adjacent building sites and public streets and alleys by a solid masonry wall of a height sufficient to screen all materials stored outdoors, as determined on a case by case basis, or by a building. Such walls shall be limited in height to 3 feet within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be limited in height to 3 feet within 10 feet of the street property line.
- B. The screening herein required shall be established at or before the time any area is used for outdoor storage.
- C. Where topographical conditions or existing structures are such that strict compliance with the requirements of this section would not be necessary to accomplish the purposes of this section, the Approving Authority may waive compliance with all or part of such requirements.

19.285.050 Modifications.

Modifications to the above site location, operation and development standards and screening requirements may be considered in conjunction with a Minor Conditional Use Permit or Conditional Use Permit, as applicable.

Exhibit “37”

Chapter 19.290

DAY CARE CENTERS

- 19.290.010 Purpose.**
- 19.290.020 Applicability and Permit Requirements.**
- 19.290.030 Site Location, Operation and Development Standards.**
- 19.290.040 Modifications.**

19.290.010 Purpose.

The purpose of establishing day care center regulations is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.290.020 Applicability and Permit Requirements.

Day care centers, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.290.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to day care centers unless otherwise specified here.

A. Site Location Standards

1. All such facilities shall have direct access to a public street with adequate access to a collector or arterial street system.
2. All such facilities shall be located at least 600 feet away from an existing day care center, as measured from the nearest building wall containing the day care center use to the property line of the property containing the same use.

B. Operation and Development Standards

1. The applicant has or will obtain all licenses and permits required by State law for operation of the facility. The applicant shall keep all State licenses or permits valid and current.
2. As applicable, indoor and outdoor play areas that satisfy the requirements of the State daycare licensing agency shall be provided. Any outdoor play area shall be adjacent to the center and accessible through the center itself. The outdoor play area shall be enclosed by a natural barrier, wall or fence a minimum of five feet in height. If located adjacent to residentially zoned property, the separating barrier, wall, or fence shall be of solid construction. Said outdoor play area shall not be allowed in any required front, side or rear yard setbacks and shall be located and designed so as to reduce noise impacts on adjacent properties.

3. Parking shall not be located in any required front yard setback. An adequate on-site loading/unloading area shall be provided that can be easily accessed from the child day care center without crossing any driveways or streets. This area may be counted toward the required parking. Clearly designated pedestrian walkways shall be provided.
4. All such facilities shall have screened and buffered outdoor play and activity areas from adjacent uses and shall comply with the City's noise regulations, as set forth in Chapter 19.590 (Performance Standards) and [Title 7](#) of the Riverside Municipal Code to minimize noise impacts.
5. The pick-up and drop-off of children from vehicles shall only be permitted on the site's driveway or parking area. A facility with access from an arterial street, as designated by the General Plan, must provide a paved drop-off/pick-up area designed with on-site parking and maneuvering to allow vehicles to pick-up/drop-off children and exit the site without backing out onto the arterial street.
6. Any additional conditions regarding safety and access deemed necessary or desirable by the Development Review Committee. (Ord. 6966 §1, 2007)

19.290.040 Modifications.

Modifications to the above site location, operation and development standards may be considered in conjunction with the required Conditional Use Permit.

Exhibit “38”

Chapter 19.300

EQUIPMENT (LARGE) SALES AND RENTAL

- 19.300.010 Purpose.**
- 19.300.020 Applicability and Permit Requirements.**
- 19.300.030 Site Location, Operation and Development Standards.**
- 19.300.040 Modifications.**

19.300.010 Purpose.

The purpose of regulating outdoor sales and rental of large, construction-related equipment such as earthmoving equipment, including but not limited to backhoes, tractors, graders, cranes and other similar equipment and incidental rental, repair and retail sales of parts and accessories is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.300.020 Applicability and Permit Requirements.

Equipment (large) sales and rental, and the incidental repair of such equipment sold or rented, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.300.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to equipment (large) sales and rental and repair unless otherwise specified here.

A. Site Location Standards

1. The site shall be served by streets of adequate width and pavement type to accommodate the volume and type of traffic generated by the proposed use.
2. No part of the use shall be located within 100 feet of a residential zone.
3. The use shall have a compatible physical relationship with the surrounding neighborhood.

B. Operation and Development Standards

1. The site shall be developed with permanent, related buildings. No trailers or temporary modular units are permitted.
2. All incidental repair work shall be done within a completely enclosed building.
3. Any portion of the site, including vehicle and equipment storage, not within a completely enclosed building shall be enclosed by a solid masonry wall not less than 6 feet in height.

4. The expandable features of any equipment on-site shall be in the lowest possible position.
5. On- and off-site improvements shall be in conformance with the development standards of this Title.
6. A minimum site area of one acre shall be required. (Ord. 6966 §1, 2007)

19.300.040 Modifications.

Modifications to the above site location, operation and development standards may be considered in conjunction with the required Minor Conditional Use Permit or Conditional Use Permit, as applicable.

Exhibit “39”

Chapter 19.305

FARMERS' MARKETS - CERTIFIED

19.305.010 Purpose.

19.305.020 Applicability and Permit Requirements.

19.305.030 Small Certified Farmers' Markets – Site Location, Operation and Development Standards.

19.305.040 Site Location, Operation and Development Standards applicable to all Farmers' Markets - Certified.

19.305.050 Modifications.

19.305.010 Purpose.

The purpose of regulating farmers' markets is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.305.020 Applicability and Permit Requirements.

Small Certified Farmers' Markets, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.305.030 Small Certified Farmers' Markets – Site Location, Operation and Development Standards

No event permit or discretionary permit shall be required for a Small Certified Farmers' Market that meets all of the following criteria:

- A. The Certified Farmers' Market comprises fifteen (15) or fewer certified producers or producers of agricultural products allowed to be sold or offered for sale at a Certified Farmers' Market pursuant to state and local laws and regulations, as the same may be amended from time to time.
- B. The Certified Farmers' Market does not occupy an area greater than ten thousand (10,000) square feet.
- C. The Certified Farmers' Market does not include more than one (1) vendor of non-agricultural products for every five (5) certified producers or producers of agricultural products at the Small Certified Farmers' Market.
- D. The Certified Farmers' Market does not operate for more than two (2) days per week for a maximum of six (6) hours per day between the hours of 8:00 a.m. and 9:00 p.m.
- E. The Certified Farmers' Market meets all of the requirements of Section 19.305.040 below unless superseded by the requirements in this section above.

19.305.040 Site Location, Operation and Development Standards applicable to all Farmers' Markets - Certified.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all certified farmers' markets, unless otherwise specified here.

- A. The sales area shall be located in an area that will not disrupt parking or the flow of traffic onto and off of the site.
- B. Parking facilities will be evaluated to ensure that adequate parking is available during the approved operating hours.
- C. The market may not operate on vacant or unimproved land.
- D. The market must include access to trash and recycling bins.
- E. All activities and the duration of those activities shall first have been approved and authorized by the owner of the real property on which those activities are planned to occur.
- F. All operations shall fully comply with all federal, state and local laws, regulations and guidelines, including without limitation those applicable to the Certified Farmers' Market operations, including the limitation the California Health and Safety Code, the California Food and Agricultural Code, and all regulations and guidelines promulgated by the State of California and the County of Riverside thereunder, as the same may be amended from time to time.
- G. The market shall be limited in the days and hours of operation as specified in the discretionary permit to minimize interference with the surrounding properties. (Ord. 6966 §1, 2007)
- H. The market shall completely remove all equipment, merchandise, waste and other materials from the site upon the conclusion of their operations on each day of operation.

19.305.040 Modifications.

Modifications to the above site location, operation and development standards may be considered in conjunction with the required Minor Conditional Use Permit.

Exhibit “40”

Chapter 19.310

FLORIST SHOPS

- 19.310.010 Purpose.**
- 19.310.020 Applicability and Permit Requirements.**
- 19.310.030 Site Location, Operation and Development Standards.**
- 19.310.040 Modifications**

19.310.010 Purpose.

The purpose of regulating florist shops is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.310.020 Applicability and Permit Requirements.

Florist shops, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.310.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to florist shops, unless otherwise specified here.

A. Site Location, Operation and Development Standards

1. The hours of operation shall be determined by the Community & Economic Development Director, their designee or the Development Review Committee, as applicable, in consideration of the prevailing hours of businesses in the area and the type of surrounding uses.
2. The primary purpose of the business shall be the sale of floral products (i.e., flowers and ornamental plants). No more than twenty percent of the gross floor area of the business may be devoted to sale of gifts and greeting cards.
3. No substantial adverse impacts on adjoining uses shall result due to the design of the shop. (Ord. 6966 §1, 2007)

19.310.040 Modifications

Modifications to the above site location, operation and development standards or for the incidental sales of alcoholic beverages will require consideration of a Minor Conditional Use Permit.

Exhibit “41”

Chapter 19.315

GROUP HOUSING - 6 OR MORE OCCUPANTS

- 19.315.010 Purpose.**
- 19.315.020 Applicability and Permit Requirements.**
- 19.315.030 Additional Application Filing Requirements.**
- 19.315.040 Site Location, Operation and Development Standards.**
- 19.315.050 Modifications.**

19.315.010 Purpose.

The intent and purpose of regulating group housing is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.315.020 Applicability and Permit Requirements.

Group housing, as defined in Article X (Definitions), is permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.315.030 Additional Application Filing Requirements.

The application for group housing shall include the following additional information:

- A. Client profile (the subgroup of the population of the facility is intended to serve such as single men, families, elderly, minor children, developmentally disabled, etc.);
- B. Maximum number of occupants and hours of facility operation;
- C. Term of client stay;
- D. Support services to be provided on-site and projected staffing levels; and
- E. Rules of conduct and/or management plan. (Ord. 6966 §1, 2007)

19.315.040 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to group housing unless otherwise specified here.

A. Site Location Standards

- 1. To avoid over-concentration of facilities, there shall be a three-hundred-foot separation requirement as measured from the nearest outside building walls between the subject group housing and any property line containing other group housing or assisted living facility, or emergency shelter except that the separation requirement shall be increased to 1,000 feet as measured from the nearest property line where the other use is a parolee/probationer home.

B. Operation and Development Standards

1. The use shall not have any substantial adverse impacts on adjoining properties or land uses.
2. Group housing shall not be located such that adjacent development would constitute a hazard to the occupants of the group housing.
3. Establishment of the facility shall not result in harm to health, safety or general welfare of the surrounding neighborhood.
4. The facility shall be located along or near an arterial with ready access to public transportation.
5. The facility shall be accessible to necessary support services.
6. The facility should be compatible with the character of the surrounding neighborhood.
7. Sufficient on-site parking shall be provided. The precise number of parking spaces required will be determined based on the operating characteristics of a specific proposal.
8. Both indoor and outdoor open areas should be provided on site.
9. All setback, landscaping, and other development standards of the underlying zone shall be met.
10. The facility shall provide no more than 40 beds and shall serve no more than 40 persons at any one time.
11. The facility may provide one or more of the following common facilities for the exclusive use by residents:
 - a. Central cooking and dining area(s)
 - b. Recreation room
 - c. Laundry facilities (Ord. 7158 §7, 2012; Ord. 6966 §1, 2007)

19.315.050 Modifications.

Modifications to the above site location, operation and development standards may be considered in conjunction with the required Conditional Use Permit.

Exhibit “42”

Chapter 19.320

HELIPORTS AND HELISTOPS

- 19.320.010 Purpose.**
- 19.320.020 Applicability and Permit Requirements.**
- 19.320.030 Exemptions.**
- 19.320.040 Site Location, Operation and Development Standards.**
- 19.320.050 Additional Permits.**
- 19.320.060 Modifications.**

19.320.010 Purpose.

The purpose of regulating heliports and helistops is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.320.020 Applicability and Permit Requirements.

Heliports and/or helistops, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.320.030 Exemptions.

Temporary landing sites for helicopters shall be exempt from any discretionary permit requirement and instead shall be subject to the approval of the Airport Director. (Ord. 6966 §1, 2007)

19.320.040 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to heliports and helistops unless otherwise specified here.

A. Site Location Standards

1. Ground Level Sites

- a. The proposed use shall be located on a site that ensures that such use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.
- b. The site shall be so located to insure that, as much as possible, the approach-departure paths leading to and from the heliport are over terrain that affords emergency landing areas such as open parks, golf courses, industrial areas, highways, freeways and open land to provide adequate emergency landing spots in case of propulsion failure. Approach-departure paths over residential developments, schools and playgrounds or highly populated areas shall be avoided.

- c. The size and shape of the site proposed for use should be adequate to allow full development of the proposed use in accordance with FAA standards and in a manner not detrimental to the particular area nor to its peace, health, safety and general welfare.
- d. The site shall be served by streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by this use.

2. Elevated Sites

- a. The proposed use shall be located on a site that ensures that such use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.
- b. The site shall be so located to insure that, as much as possible, the approach-departure paths leading to and from the heliport are over terrain that affords emergency landing areas such as open parks, golf courses, industrial areas, highways, freeways and open land to provide adequate emergency landing spots in case of propulsion failure. Approach-departure paths over residential developments, schools and playgrounds or highly populated areas shall be avoided.
- c. The size and shape of the site proposed for use should be adequate to allow full development of the proposed use in accordance with Federal Aviation Administration standards and in a manner not detrimental to the particular area nor to its peace, health, safety and general welfare.
- d. The site shall be served by streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by this use.
- e. All provisions of the City Building Code pertaining to structural requirements of a building to support an elevated helistop shall be met.

3. Temporary Sites

- a. Location of temporary sites shall be subject to California Division of Aeronautics criteria.
- b. Locations shall be at ground level only.

B. Operation and Development Standards

1. All Sites

- a. Hours of operation shall be limited to the periods between sunup and sundown daily unless properly lighted and specifically approved for night operation.

- b. Emergency fire-fighting equipment shall be provided as deemed necessary and adequate by the City Fire Marshal and the California Division of Aeronautics.
- c. Emergency communications shall be available between the heliport or helistop and the Fire Department communication center. These facilities may consist of a standard fire alarm or a direct line to a telephone staffed 24 hours per day.
- d. Fueling and maintenance facilities shall be subject to City Fire Marshal approval.
- e. All trash receptacle areas in the vicinity of heliports shall be enclosed by masonry walls at least six feet in height and a solid wooden gate of equal height. Trash bins and receptacles shall have lids to prevent blowing of litter and debris.
- f. A wind-indicating device shall be provided and maintained on site at all times in a workable condition.
- g. Any helicopter take-offs or landings within three miles of the Riverside Municipal Airport shall maintain two-way radio contact with the airport's air traffic control tower.
- h. The requirements of these regulations shall not apply to the operation of helicopters in emergency situations when a landing and take-off is necessary to protect life or property. Such operations shall be carried out in a prudent manner with due regard for safety.

2. Ground Level Sites

- a. The minimum take-off and landing area length and width shall measure one and five tenths times the overall length of the largest helicopter proposed for use on the site.
- b. Obstruction clearance surfaces shall be as recommended by the Federal Aviation Administration standards.
- c. Each take-off and landing area shall have 2 obstruction clearance surfaces at least 90 degrees apart, one of which shall be into the prevailing wind.
- d. The take-off and landing area shall be provided with adequate lighting if used for night or all-weather conditions. All lighting shall be in compliance with Chapter 19.556 of the Zoning Code and be directed away from adjacent properties or public rights-of-way.
- e. The helicopter landing facilities shall be marked as recommended by the Federal Aviation Administration.

- f. Surfacing of the landing facility shall be so as to minimize the blowing of any dust, dirt or other objectionable material onto neighboring property.
- g. Take-off and landing areas shall be no closer than 50 feet from any property line. Any administrative or operations building erected on a heliport site shall be located not closer than fifteen feet from any property line. Helicopter maintenance buildings and hangars shall be located not closer than 25 feet from any property lines. Location and setbacks for buildings storing combustibles shall be approved by the City Fire Marshal.
- h. A 10-foot-wide landscaped setback shall be provided along the perimeter of the heliport with thick, fast-growing shrubs and ground cover to be planted along interior property lines.
- i. A peripheral area surrounding the landing and take-off area with a minimum width of 15 feet for use as an obstruction-free safety zone shall be provided.
- j. The exterior edge of the peripheral area shall be fenced or otherwise protected to keep unauthorized persons out of these areas. Fences shall be a minimum of 3 feet in height.

3. Elevated Sites

- a. The dimensions of the take-off and landing areas for elevated helistops shall be the same as for ground level sites.
- b. The roof shall be provided with a parapet a minimum of 36 inches high; if no parapet is provided, a fence a minimum of 36 inches high shall surround the periphery of the building. Where openings pierce the roof, they shall be provided with a 6-inch-high curb and fire protected as required for vertical shafts. No openings in the roof shall be permitted within 25 feet of the landing area boundaries.
- c. Building exits shall be located away from the take-off or landing pattern.
- d. No fueling or repairing of helicopters shall be permitted, except of an emergency nature when approved by the City Fire Marshal.
- e. Separator or clarifying tanks for collecting spilled fuel shall be installed under approval and supervision of the Fire Department.
- f. "No Smoking" signs shall be conspicuously located around the landing pad. Letters on the signs shall be not less than 4 inches high on a background of contrasting color.
- g. Mechanical, air handling and air conditioning equipment or penthouses shall be:
 - (1) a minimum of 25 feet from the landing pad,

- (2) located outside the landing and take-off pattern, and
 - (3) protected by a substantial incombustible barrier on the side toward the landing pad.
- h. Two or more wet standpipes, each equipped with a one and one-half inch valve and one and one-half inch rubber lined fire hose not over 100 feet in length, shall be provided to reach all parts of the roof. Each hose line shall be equipped with an approved variable fog nozzle and shall be supplied with sufficient pressure to provide a good fog pattern. Hose cabinets shall be located near the roof exits and elsewhere as necessary to comply.
- i. Emergency communications shall be available between the helistop and the Fire Department communication center. These facilities shall consist of a standard fire alarm box or a direct line to a telephone manned 24 hours per day.
- j. Helistop landing facilities shall be marked as recommended by the FAA.
- 4. Temporary Sites
 - a. Development standards for temporary sites shall conform to California Division of Aeronautics requirements and other conditions deemed appropriate by the Airport Director or City Council. (Ord. 6966 §1, 2007)

19.320.050 Additional Permits.

- A. Federal Aviation Administration California Division of Aeronautics and Airport Land Use Commission approval are required.
- B. No heliport or helistop for which a discretionary permit has been approved shall operate prior to the subsequent approval of the plans by the California Department of Aeronautics, and an airspace review by the Federal Aviation Administration has determined that no air traffic hazard exists.
- C. Revocation of a permit to operate a heliport or a helistop by the California Department of Aeronautics shall be a cause for the revocation of any discretionary permit by the City.
- D. The rules and regulations duly enacted by an appropriate agency of the State and presently in effect and all duly enacted additions or amendments thereto, and that govern the establishment or operation of heliports or helistops, are hereby referred to, adopted and made a part of this section as fully in all respects as if particularly set forth herein. (Ord. 6966 §1, 2007)

19.320.060 Modifications.

Modifications to the above site location, operation and development standards may be considered in conjunction with the required Conditional Use Permit.

Exhibit “43”

Chapter 19.325

HISTORIC RESIDENCE USED FOR RETAIL BUSINESS, OFFICE OR BED AND BREAKFAST INN

- 19.325.010 Purpose.**
- 19.325.020 Applicability and Permit Requirements.**
- 19.325.030 Site Location, Operation and Development Standards.**
- 19.325.040 Modifications.**

19.325.010 Purpose.

The purpose of regulating the use of historic residences for a retail business, office or bed and breakfast inn uses is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses and to encourage preservation of historic buildings through adaptive reuse. (Ord. 6966 §1, 2007)

19.325.020 Applicability and Permit Requirements.

- A. Any individually designated historic residence proposed for use as a retail business, office or bed and breakfast inn, as defined in Article X (Definitions), shall be subject to the use regulations set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.
- B. In addition to consideration of any required discretionary permit, a Certificate of Appropriateness shall be reviewed in accordance with the provisions of [Title 20](#). (Ord. 6966 §1, 2007)

19.325.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply unless otherwise specified here.

A. Site Location Standards

- 1. The site and historic structures shall have one or more of the following individual designations.
 - a. A National Historic Landmark
 - b. Listed in the National Register of Historic Places
 - c. A State Historic Landmark
 - d. A City Landmark
 - e. A City Structure of Merit
- 2. Retail and office uses shall not be located in any area where such a use would adversely impact a residential neighborhood.

3. Bed and breakfast uses shall have access to any public street system sufficiently improved to allow adequate access and circulation.

B. Operation and Development Standards

1. General Requirements for all Uses:

- a. The site shall be of sufficient size and dimension to accommodate the use with its additional zoning requirements.
- b. Parking shall be required pursuant to Chapter 19.580 (Parking and Loading), and the spaces shall be located within the rear yard or interior side yard areas.
- c. The use shall be developed and maintained to substantially preserve the significant historic characteristics of the structure and its site and to be compatible with the surrounding neighborhood.
- d. All uses associated shall be conducted entirely within enclosed structures.
- e. Front yard areas shall be landscaped and have a residential appearance in keeping with the historic period of the structure.
- f. Signs shall be in accordance with the standards for a single family dwelling in Chapter 19.100 (Residential Zones) of the Zoning Code.

2. Additional Requirements for Bed and Breakfast Inns:

- a. The inn shall be managed and occupied by an owner of the property.
- b. Meals made within the inn shall only be served to the establishment's paying guests, employees, and owner's family.
- c. The inn shall have no more than 6 guest rooms. (Ord. 6966 §1, 2007)

19.325.040 Modifications.

Modifications to the above Site Location, Operation and Development Standards will require consideration of a Minor Conditional Use Permit or will be considered in conjunction with the required Minor Conditional Use Permit, as applicable.

Exhibit “44”

Chapter 19.330

HOTEL/MOTEL, LONG-TERM STAY

- 19.330.010 Purpose.**
- 19.330.020 Applicability and Permit Requirements.**
- 19.330.030 Site Location, Operation and Development Standards.**
- 19.330.030 Modifications.**

19.330.010 Purpose.

The purpose of regulating hotel/motel, long-term is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.330.020 Applicability and Permit Requirements.

Hotels/Motels, long-term stay uses, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.330.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to hotels/motels, long-term stay uses unless otherwise specified here.

A. Site Location Standards

1. The development shall take direct access from a major arterial street.
2. The development shall have access to public transportation.

B. Operation and Development Standards

1. The development shall result in no harm to the health, safety or general welfare of the neighborhood from light, glare or noise.
2. Each unit intended for long term stays shall contain a minimum of 220 square feet of gross floor area, with an additional 100 square feet of floor area for each occupant in excess of 2.
3. Each unit intended for long term stays shall have a kitchen including a sink, a microwave, refrigerator, dry food and utensil storage, and a food preparation area having a clear working space not less than 30 inches wide.
4. The development shall have light and ventilation conforming to the adopted Building Code.
5. Each unit shall have a separate closet area.

6. Each unit shall have on-site access to an on-site laundry facility with at least one washer and one dryer for each 20 long-term stay units.
7. Each unit shall have telephone service.
8. Common open space shall be provided as follows: a minimum total of 400 square feet for the first 20 guest rooms, then 25 square feet for each room in excess of 20. Such common open space shall be located on site to be easily accessible to all guests. Such open space shall be exclusive of required building and landscaped setbacks and required parking area or parking lot landscaping. Up to one-half of the common usable open space area may be located indoors in the form of an exercise room, recreation room, or similar common facility.
9. The maximum number of units occupied by long-term stay guests cannot exceed 25% of the total number of units within the hotel or motel.
10. An on-site manager on duty within an office that is open on a 24-hour basis.
11. A maximum period of occupancy may be applied to the hotel or motel as determined by the facilities location, design and the amenities provided for guests.
12. The owner and/or management shall become an active member of the Riverside Police Department's Crime Free Multi-Housing Program or equivalent program. (Ord. 6966 §1, 2007)
13. All applicable standards contained in Chapter 5.32 (Transient Occupancy Tax) and Chapter 9.55 (Limitation on Continuous and Cumulative Occupancy of Transient Hotels and Motels) shall apply to this use.

19.330.030 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Conditional Use Permit.

Exhibit “45”

Chapter 19.335

LIVE/WORK UNITS

19.335.010 Purpose.

19.335.020 Applicability and Permit Requirements.

19.335.030 Site Location, Operation and Development Standards.

19.335.040 Modifications.

19.335.010 Purpose.

The purpose of regulating live/work units is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.335.020 Applicability and Permit Requirements.

Live/Work units, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions and the Downtown Specific Plan subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.335.030 Site Location, Operation and Development Standards.

- A. All living space within the live/work unit needs to be contiguous with, and an integral part of, the working space, with direct and internal access between the two areas.
- B. Access to individual units shall be from common access areas, corridor or hallways. In locations where more than one unit is proposed within a single building, each live/work unit needs to be separated from the other units in the building.
- C. At least one of the full-time workers of the live/work unit needs to reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary. (Ord. 6966 §1, 2007)
- D. Parking shall be based on the requirements for the residential component of the live work unit, as specified in Chapter 19.580 of the Zoning Code.

19.335.040 Modifications.

Modifications to the above Site Location, Operation and Development Standards require consideration of a Minor Conditional Use Permit or will be considered in conjunction with the required Minor Conditional Use Permit, as applicable.

Exhibit “46”

Chapter 19.340

MANUFACTURED DWELLINGS

19.340.010 Purpose.

19.340.020 Applicability and Permit Requirements.

19.340.030 Development Standards.

19.340.040 Site, Location, Operation and Development Standards for the Sales of Manufactured Dwellings.

19.340.050 Modifications.

19.340.010 Purpose.

The purpose of regulating manufactured dwellings is to ensure compatibility of such dwellings with surrounding uses and properties and to avoid any impacts associated with such dwellings. (Ord. 6966 §1, 2007)

19.340.020 Applicability and Permit Requirements.

Manufactured dwellings, as defined in Article X (Definitions), are permitted in any zone where a single family residence is permitted pursuant to Government Code 65852.3 - Local Manufactured Homes Zoning. The manufactured dwelling must be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et. seq.) and placed on a foundation system. (Ord. 6966 §1, 2007)

19.340.030 Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to manufactured dwellings in addition to the following.

- A. Building elevations shall be submitted for review and approval by the Development Review Committee depicting the roof overhang, roofing material and siding material. (Ord. 6966 §1, 2007)

19.340.040 Site, Location, Operation and Development Standards for the Sales of Manufactured Dwellings.

- A. The site shall be located on and have access to an arterial street as identified on the City's Master Plan of Roadways in the General Plan.
- B. All buildings shall be located at least 20 feet from any property line.
- C. A dedicated model home sales office shall be provided on the property.
- D. Parking for the office component shall be provided in accordance with Chapter 19.580 of the Zoning Code.
- E. Exterior lighting shall be provided in accordance with Chapter 19.556 of the Zoning Code.

F. All provisions contained in Chapter 19.505 (Outdoor Display and Sales) shall apply to the sales of Manufactured Dwellings.

G. No outdoor telephone bell or paging system shall be used.

19.340.050 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Conditional Use Permit.

Exhibit “47”

Chapter 19.342

MARIJUANA CULTIVATION

- 19.342.010 Purpose**
- 19.342.020 Applicability and Permit Requirements**
- 19.342.030 Site Location, Operation, and Development Standards**
- 19.342.040 Other Applicable Regulations**
- 19.342.050 Voiding of Marijuana Cultivation License**

19.342.010 Purpose

- A. The purpose of this Chapter is to prevent community-wide adverse impacts including, but not limited to, increased criminal activity, fire and chemical hazards, objectionable odors, late night traffic, and the general deterioration of neighborhoods associated with marijuana cultivation as defined in Article X (Definitions).
- B. Marijuana cultivation in the City of Riverside ("City") can adversely affect the health, safety, and well-being of City residents. Therefore a Citywide prohibition of marijuana cultivation is proper and necessary to avoid the risks of criminal activity, degradation of the natural environment, malodorous smells, and indoor electrical fire hazards that may result from unregulated marijuana cultivation. This is especially significant if the amount of marijuana cultivated is not regulated, and substantial amounts of marijuana were to be concentrated in one place.
- C. There shall be a limited exemption for the non-commercial cultivation of small amounts of marijuana by primary caregivers and qualified patients cultivation for their own medical use when all of the conditions and standards in this Chapter are met. (Ord. 7316 §2, 2016)

19.342.020 Applicability and License Requirements.

- A. Marijuana Cultivation as defined in Article X (Definitions), shall only be permitted as set forth in Article V, Base Zones and Related Use and Development Provisions and subject to the requirements contained in this Chapter.
- B. Marijuana Cultivation for Qualified Patients or their Primary Caregivers must comply with the standards below, and obtain an annual license from the City of Riverside. (Ord. 7316 §2, 2016)

19.342.030 Site Location, Operation and Development Standards.

A. Site Location Requirements

1. Marijuana Cultivation shall only occur on a single-family residential zoned parcel, and only when that parcel contains, wholly within its property boundaries, a legally permitted single-family residential dwelling.
2. Notwithstanding the above, marijuana cultivation is specifically prohibited in the Residential Conservation (RC) and Residential Agricultural (RA-5) Zones.

B. Operation and Development Standards

1. Cultivation shall not exceed eight (8) marijuana plants of any size per parcel containing a legally permitted residential dwelling. The maximum number of plants shall be limited regardless of the number of qualified patients or qualified caregivers residing on the property.
2. At least one (1) Qualified Patient or one (1) Primary Caregiver, as defined in Article X (Definitions), R.M.C. Section 19.910.140, must live in the dwelling.
3. All marijuana cultivation outside of any building must be fully enclosed by an opaque fence at least six (6) feet in height. The fence must be adequately secure to prevent unauthorized entry. Bushes, hedgerows, plastic sheeting, tarps, or cloth material shall not constitute an adequate fence under this subsection.
4. Cultivation shall not exceed one hundred (100) square feet in cumulative area, and shall not displace any space required for on-site parking.
5. Each building or outdoor area in which the marijuana plants are cultivated shall be set back at least ten (10) feet from all boundaries of the premises. Such setback distance shall be measured in a straight line from the building in which the marijuana plants are cultivated, or, if the marijuana plants are cultivated in an outdoor area, from the fence required by subsection 3 above to the boundary line of the premises. Cultivation shall not be located in the front yard.
6. There shall be no external audible or noxious olfactory evidence of the Marijuana Cultivation from any street, sidewalk, public right-of-way, or adjacent property, nor any visual evidence when viewed at ground level from any street, sidewalk, public right-of-way, or adjacent property.

7. The use of generators shall not be permitted within any structure used for the cultivation of marijuana.
8. Lights, heaters, fans, generators, or other mechanical equipment that may cause a nuisance to neighbors shall be prohibited outdoors.
9. All marijuana plants shall be reasonably secured to prevent access by minors or theft, to a standard satisfactory to an officer of law enforcement, or responsible health and welfare agency.
10. Parolees or probationers shall not live in the dwelling unless the parolees or probationers have received confirmation from the court that he is allowed to use medical marijuana while on parole or probation, pursuant to California Health & Safety Code section 11362.795, which shall be subject to verification.
11. Qualified patients for whom the marijuana plants are being cultivated shall have valid Medical Marijuana Identification Cards issued by an authorized California county agency. Any primary caregiver cultivating marijuana plants for a qualified patient shall have a copy of the qualified patient's valid Medical Marijuana Identification Card issued by an authorized California county agency, and said card shall be kept on the premises where the marijuana is cultivated.
12. The address for the dwelling must be posted and plainly visible from the public right-of-way.
13. There shall be no outdoor marijuana cultivation upon any premises located within one thousand (1,000) feet of any school, community center, or park.
14. The marijuana cultivation shall not be upon any property or parcel containing a child care center, school or church.
15. The marijuana cultivation shall be for non-commercial purposes only. No sale, trade, or other commercial exchange of marijuana or marijuana products shall occur. Authorized caregivers shall receive no remuneration for the cultivation of marijuana on behalf of a qualified patient.
16. Marijuana Delivery as defined in Article X (Definitions) shall be strictly limited to the transport of marijuana products between a Primary Caregiver and the Qualified Patient. (Ord. 7316 §2, 2016)

19.342.040 Other Applicable Regulations.

- A. Any person(s) cultivating medical marijuana with the use of grow lights, fans, ventilation devices or any other electrical, irrigation, or mechanical equipment shall comply with all applicable building, housing and fire code requirements adopted by the City of Riverside, and shall obtain all permits required for such installation.
- B. If applicable, a State issued permit or license for marijuana cultivation shall also be obtained prior to any cultivation occurring.
- C. Nothing in this chapter is intended to authorize the cultivation, possession, or use of marijuana for nonmedical purposes in violation of state or federal law.
- D. There shall be no Variances or deviations permitted to any standards or requirements within this Chapter. (Ord. 7316 §2, 2016)

19.342.050 Revocation of Marijuana Cultivation License.

- A. Any Marijuana Cultivation Licenses granted by the City of Riverside shall become null and void if the City receives and substantiates two (2) complaints of noxious odors resulting from indoor or outdoor marijuana cultivation, within a twelve (12) month period.
 - 1. The complaints must originate from at least two (2) separate individuals.
 - 2. The complaints must originate from at least two (2) separate properties adjoining or affected properties within proximity to the property engaging in marijuana cultivation.
- B. Upon revocation of a Marijuana Cultivation license, the property owner, tenant, or licensee shall remove all marijuana plants from the premises within thirty (30) days of official notice from the Code Enforcement Division, Community and Economic Development Department.
- C. There shall be no new marijuana cultivation licenses granted to an individual for use on the property in perpetuity, until which time the property changes ownership.
- D. The licensee has the right to appeal the revocation of the Marijuana Cultivation License pursuant to Chapter 1.17.100 (Administrative Enforcement and Appeal Hearings) of the Riverside Municipal Code. (Ord. 7316 §2, 2016)

Exhibit “48”

Chapter 19.345

MODEL HOMES

- 19.345.010 Purpose.**
- 19.345.020 Applicability and Permit Requirements.**
- 19.345.030 Site Location, Operation and Development Standards.**
- 19.345.040 Modifications.**

19.345.010 Purpose.

The purpose of establishing regulations for model homes is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.345.020 Applicability and Permit Requirements.

Model homes, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.345.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all model homes unless otherwise specified here.

A. Site Location Standards

1. Each model home must be located on an individual and approved lot.

B. Operation and Development Standards

1. Access must meet the requirements of the Americans with Disabilities Act.
2. Any "trap" fencing shall be located on private property.
3. Any garage used as an office must be converted back to a garage prior to occupancy.
4. A four or greater model complex shall develop and improve a separate lot to accommodate parking.
5. Parking shall comply with the standards contained in Chapter 19.580 (Parking and Loading).
6. In each subdivision consisting of 8 or more homes, at least one model home that is landscaped shall demonstrate via installed landscape and irrigation, the principles of water-efficient landscaping and irrigation consistent with Chapter 19.570 (Water Efficient Landscaping and Irrigation).

7. The developer of model homes constructed prior to the recordation of a final map for the subdivision containing the model home(s) shall enter into a model home agreement with the City in a form satisfactory to the City Attorney to ensure that the model home(s) will not be sold prior to final map and that the model home(s) will be demolished and removed should the final map not record in a time that is acceptable to the City. (Ord. 6966 §1, 2007)

19.345.040 Modifications.

No modifications to the above Site Location, Operations and Development Standards are permitted.

Exhibit “49”

Chapter 19.350

PAROLEE/PROBATIONER HOME

- 19.350.010 Purpose.**
- 19.350.020 Applicability and Permit Requirements.**
- 19.350.030 Additional Application Requirements.**
- 19.350.040 Site Location, Operation and Development Standards.**
- 19.350.050 Special Noticing Requirements.**
- 19.350.060 Existing Facilities Require a Permit.**
- 19.350.070 Change in Operating Conditions.**
- 19.350.080 Abandonment of Use.**
- 19.350.090 Modifications.**

19.350.010 Purpose.

The purpose of regulating parolee/probationer homes is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.350.020 Applicability and Permit Requirements.

Parolee/Probationer homes, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.350.030 Additional Application Requirements.

The application for a discretionary permit for a parolee/probationer home shall include the following additional information:

- A. Client profile (the subgroup of the population of the facility is intended to serve such as single men, families, etc.);
- B. Maximum number of occupants and hours of facility operation;
- C. Term of client stay;
- D. Support services to be provided on-site and projected staffing levels; and
- E. Rules of conduct and/or management plan. (Ord. 6966 §1, 2007)

19.350.040 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions shall apply unless otherwise specified here.

A. Site Location Standards

- 1. The use shall be compatible with neighboring uses.

2. Establishment of the facility shall not result in harm to the health, safety or general welfare of the surrounding neighborhood and substantial adverse impacts on adjoining properties or land uses will not result.
3. The facility shall be located along or near a major arterial with ready access to public transportation.
4. The facility shall be accessible to necessary support services.
5. To avoid over-concentration of parolee/probationer, there shall be a 5,000-foot separation requirement between parolee/probationer homes as measured from the nearest outside building walls between the subject use and the nearest property line of any other parolee/probationer housing site.
6. A parolee/probationer home shall not be located within 1,000 feet of any other group housing, assisted living facility, a public or private school (kindergarten through twelfth grade), university, college, student housing, senior housing, day care home and center, public park, library, business licensed for on- or off-site sales of alcoholic beverages, or emergency shelter as defined in Article X (Definitions) and as measured from any point on the outside walls of the parolee/probationer home to the nearest property line of the noted use.
7. The facility should be compatible with the character of the surrounding neighborhood.

B. Operation and Development Standards

1. Sufficient on-site parking shall be provided in accordance with 19.580. The precise number of parking spaces required will be determined based on the operating characteristics of the specific proposal.
2. Both indoor and outdoor common areas shall be provided on site.
3. All setback standards of the underlying zone shall be met.
4. On-site staff supervision shall be required during all hours of facility operation.
5. Individual client stays shall not exceed 180 days.
6. The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program) provided by the City and as required under the discretionary permit. If the program offers certification then that certification shall be obtained and maintained in current status. (Ord. 7158 §8, 2012; Ord. 6966 §1, 2007)

19.350.050 Special Noticing Requirements.

All property owners within 1,000 feet of the proposed facility, as measured from the subject property lines, shall be notified of the proposed discretionary permit. (Ord. 6966 §1, 2007)

19.350.060 Existing Facilities Require a Permit.

- A. Any existing parolee/probationer housing that has not complied with these requirements is in violation of this Title and is subject to appropriate code enforcement action.
- B. An existing parolee/probationer home in good standing may file a written request for an extension of time of up to one year in which to file for the required discretionary permit. The written request shall include the reason for the request, including budgeting and/or securing filing fees, subject to confirmation and approval by the Planning Division. A filing extension may be granted by the Planning Division when it is verified that good faith efforts to budget and/or secure funds are made, financial hardship exists and a favorable recommendation is obtained from the Police Department. The Police Department recommendation is based upon a review of calls for service and criminal history at the parolee/probationer home for the previous 12 months. This subsection shall sunset and no longer be effective after June 8, 2006. (Ord. 6966 §1, 2007)

19.350.070 Change in Operating Conditions.

Any change in operating conditions from what was originally approved and imposed by the City, including, but not limited to, number of occupants or parolees/probationers or any modifications to the conditions of approval pursuant to the required discretionary permit shall require the immediate submittal of a request for revision of the required discretionary permit. (Ord. 6966 §1, 2007)

19.350.080 Abandonment of Use.

An existing parolee/probationer home established pursuant to any permit discontinued for any period of time is deemed abandoned. Any subsequent establishment of a parolee/probationer home shall be required to first obtain a new discretionary permit. (Ord. 6966 §1, 2007)

19.350.090 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Minor Conditional Use Permit or Conditional Use Permit, as applicable.

Exhibit “50”

Chapter 19.355

PAWN SHOP

- 19.355.010 Purpose.**
- 19.355.020 Applicability and Permit Requirements.**
- 19.355.030 Site Location, Operation and Development Standards.**
- 19.355.040 Modifications.**

19.355.010 Purpose.

The purpose of regulating pawn shop establishments is to ensure security and compatibility with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.355.020 Applicability and Permit Requirements.

Pawn shop establishments, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.355.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to pawn shop establishments unless otherwise specified here.

A. Site Location Standards

1. The business shall not be located within 600 feet of a public or private school (kindergarten through twelfth grade), assemblies of people - non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, assemblies of people - non-entertainment or park site.
2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential zoned property.
3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, emergency shelter or business licensed by the State of California for off- or on-sale of alcoholic beverages as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing parolee/probationer home, emergency shelter, supportive housing, transitional housing and transitional housing development or business licensed by the State of California for off- or on-sale of alcoholic beverages.
4. The business shall be in a location that is fully visible from a public street with an unobstructed view from the public street for public safety.

B. Operation and Development Standards

1. The business shall have lighting to provide illumination for security and safety of parking and access areas in accordance with Chapter 19.556 of the Zoning Code.
2. A security plan shall be provided to the Riverside Police Department and Planning Division for review and approval.
3. The business window shall not be tinted or obscured in any way, including by temporary or painted window signs, and the interior lighting of the business shall remain at adequate levels to clearly see into the business from the exterior of the business.
4. A sign shall be posted in the front of the business indicating that no loitering is permitted per the Riverside Municipal Code.
5. Prior to occupancy of the business, the business owner shall sign a trespass authority letter authorizing the Riverside Police Department to enforce trespass law. A copy of this letter shall be provided to the Planning Division.
6. No outdoor pay phones shall be permitted on any such premises. (Ord. 7158 §9, 2012; Ord. 6966 §1, 2007)

19.355.040 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Minor Conditional Use Permit.

Exhibit “51”

Chapter 19.360

PLANT NURSERIES - RETAIL

- 19.360.010 Purpose.**
- 19.360.020 Applicability and Permit Requirements.**
- 19.360.030 Site Location, Operation and Development Standards.**
- 19.360.030 Modifications.**

19.360.010 Purpose.

The purpose of establishing regulations for plant nurseries - retail is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.360.020 Applicability and Permit Requirements.

The growing of nursery plants with associated retail sales, as defined in Article X (Definitions), is allowed as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

For the purposes of this Chapter and Title, two types of plant nurseries are established as regulated uses:

1. Plant nurseries in the R-1 and R-3 zones
2. Plant nurseries that may be permitted in zones other than R-1 and R-3 (Ord. 6966 §1, 2007)

19.360.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions shall apply to plant nurseries-retail located in the R-1 and R-3 zones unless otherwise specified here.

A. Plant Nurseries in the R-1 and R-3 Zones:

1. Site Location Standards
 - a. The site shall have a minimum lot area of one acre.
 - b. The facility shall be located on an arterial or collector street as designated on the [Master Plan of Roadways \(Figure CCM-4\)](#) in the General Plan.
2. Operation and Development Standards
 - a. All buildings, structures or improvements shall be located at least 20 feet from any property line.
 - b. All buildings and structures shall not exceed 20 feet in height.

- c. All storage of non-plant material shall be in a completely enclosed building or within a masonry wall enclosure at least 6 feet in height.
- d. No outdoor telephone bell or paging system shall be used.

B. Plant Nurseries in Zones Other than R-1 and R-3:

1. Operation and Development Standards

- a. All storage of non-plant material shall be in a completely enclosed building or within a masonry wall enclosure at least 6 feet in height.
- b. No outdoor telephone bell or paging system shall be used. (Ord. 6966 §1, 2007)

19.360.030 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Minor Conditional Use Permit.

Exhibit “53”

Chapter 19.370

RECREATIONAL FACILITIES - COMMERCIAL (BILLIARD PARLORS AND POOL HALLS)

19.370.010 Purpose.

19.370.020 Applicability and Permit Requirements.

19.370.030 Site Location, Operation and Development Standards.

19.370.040 Modifications.

19.370.010 Purpose.

The purpose of regulating billiard parlors and pool halls is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.370.020 Applicability and Permit Requirements.

Recreational facilities, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions, subject to the requirements contained in this Chapter and shall comply with all provisions of [Chapter 5.28](#), Poolrooms, of the Riverside Municipal Code. (Ord. 6966 §1, 2007)

19.370.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to billiard parlors and pool halls, unless otherwise specified here.

- A. Any billiard parlor or pool hall shall only be established, located, or operated where permitted only within the ascribed distances of the certain specified land uses or zones set forth here. These distances shall be measured from the closest point upon the outside walls of the building containing the billiard parlor or pool hall to the nearest point upon the outside walls or property lines of the building or property of concern.
 1. The business shall not be located within 600 feet of any school (kindergarten through twelfth grade), assemblies of people - non-entertainment, or park, as measured from the building walls of the billiard/pool hall to the nearest property line of the uses listed above, except in the Downtown Arts and Entertainment District, as defined in Article X (Definitions), where the 600-foot distance restriction does not apply. However, in the Downtown Arts and Entertainment District, the Community & Economic Development Director or his/her designee shall consider distances from the above-listed uses for the purpose of achieving compatibility of the business with neighboring uses as part of the review process.
 2. The business shall not be located within 100 feet of any residential dwelling unit or residential zone, as measured from the building walls of the billiard/pool hall to the nearest property line of the uses listed above. This provision shall not be mandatory with regard to residential uses that are a part of a mixed-use zone or mixed-use project.

- B. At all times, each billiard parlor or pool hall operator shall maintain adult attendants on the premises, the number of which shall be set forth in the approved discretionary permit.
- C. Each billiard parlor or pool hall shall prohibit persons 17 years of age and under from using any of the facilities prior to 8:00 a.m. or after 10:00 p.m.
- D. Hours of operation shall be determined based upon the sensitivity of the area surrounding the proposed billiard parlor during the approval of the discretionary permit.
- E. Signage informing the public of the prohibition on the use of drugs, smoking, loud conduct, age restrictions, and the hours of operation shall be posted and plainly visible to customers within the establishment in at least two locations.
- F. Billiard parlors and pool halls that have been authorized to serve alcoholic beverages shall enforce a customer dress code, which at a minimum shall prohibit gang-related attire. The dress code shall be posted at all public entrances.
- G. Any and all forms of gambling are prohibited.
- H. Soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or building lease spaces. (Ord. 6966 §1, 2007)
- I. A security plan shall be submitted for review and approval by the Police Department as a part of the discretionary permit application demonstrating and committing to the provision of adequate on-site security. (Ord. 6966 §1, 2007)

19.370.040 Modifications.

(Ord. 6966 §1, 2007) Modifications to the above site location, development and operation standards may be considered in conjunction with the required Minor Conditional Use Permit.
(Ord. 6966 §1, 2007)

Exhibit “54”

Chapter 19.375

RECYCLING CENTER - PAPER, GLASS, PLASTIC, ALUMINUM AND OTHER NONFERROUS METALS

19.375.010 Purpose.

19.375.020 Applicability and Permit Requirements.

19.375.030 Site Location, Operation and Development Standards.

19.375.040 Modifications.

19.375.010 Purpose.

The purpose of regulating recycling centers, also known as collection and processing centers, for paper, glass, plastic, aluminum and other nonferrous metals is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.375.020 Applicability and Permit Requirements.

Recycling collection and processing centers for paper, glass, plastic, aluminum and other nonferrous metals, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.375.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all recycling collection and processing centers unless otherwise specified here.

- A. Any portion of the site not within a completely enclosed building shall be surrounded by a solid masonry wall not less than 6 feet in height and all materials shall be stored below the level of the wall.
- B. All materials stored out-of-doors shall be kept within completely enclosed storage bins.
- C. All dismantling of assembled materials shall be done within a completely enclosed building.
- D. Baling, shearing and compacting equipment shall be located within a completely enclosed building.
- E. The site shall be fully landscaped on the interior and additional perimeter landscape screening may be required by the Development Review Committee to adequately screen the operation.
- F. The facility shall not substantially increase vehicular traffic on streets in a residential zone.
- G. The site shall be served by streets and highways capable of carrying the quantity and type of traffic generated by such use.

- H. The facility shall be a minimum of 300 feet from any residentially zoned property or from any school (kindergarten through twelfth grade), assemblies of people - non-entertainment, hospital, or similar use involving a large assemblage of people.
- I. Receiving or processing scrap steel or junked cars shall be prohibited.
- J. Plans for a continuing cleaning and maintenance program, as well as the control of noise, odor, dust, litter, and the like, shall be submitted for review and approval. (Ord. 6966 §1, 2007)

19.375.040 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Conditional Use Permit.

Exhibit “55”

Chapter 19.380

RECYCLING CENTER - SOLID WASTE TRANSFER STATIONS AND MATERIAL RECOVERY FACILITIES (MRF)

- 19.380.010 Purpose.**
- 19.380.020 Applicability and Permit Requirement.**
- 19.380.030 Environmental Impact Report (EIR) Required.**
- 19.380.040 Site Location, Operation and Development Standards.**
- 19.380.040 Modifications.**

19.380.010 Purpose.

The purpose of regulating recycling center - solid waste transfer stations and material recovery facilities (MRFs) is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.380.020 Applicability and Permit Requirement.

Recycling facility - solid waste transfer stations and material recovery facilities (MRF) are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.380.030 Environmental Impact Report (EIR) Required.

An environmental impact report (EIR), prepared by a consultant selected under the terms of the City's California Environmental Quality Act guidelines, shall be required. Prior to commencement of the preparation of the EIR, a preliminary conference with the applicant and the Planning Division shall be held. Issues addressed by the EIR shall include, but not be limited to, the following: land use; traffic, noise, aesthetics, including screening and landscaping; odor; dust; litter control and ongoing maintenance; groundwater protection; prevailing wind direction; and release of hazardous substances. (Ord. 6966 §1, 2007)

19.380.040 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply recycling centers - solid waste transfer stations and material recovery facilities (MRFs), unless otherwise specified here.

A. Site Location Criteria

The solid waste transfer station and/or MRF shall meet the following location criteria:

1. The facility will not substantially increase vehicular traffic on streets in a residential zone.
2. The facility will not substantially lessen the usability and suitability of adjacent or nearby properties.
3. The site is served by an improved arterial street, adequate in width and pavement type to carry the quantity and type of traffic generated by the use.

4. The site is adequate in size and shape to accommodate the use and to accommodate all yards, walls, vehicular stacking, parking, landscaping and other required improvements.
5. No transfer station or MRF shall be closer than 600 feet to any property in a residential or commercial zone or from any school (kindergarten through twelfth grade), assemblies of people - non-entertainment, hospital or similar use involving a large assemblage of people, as measured between property lines.
6. In the siting of new buildings for construction, consideration shall be given to prevailing wind direction and location of large vehicle doors in order to minimize odors.

B. Operation and Development Standards

In addition to the provisions of the underlying base zone and any applicable overlay zone(s), the solid waste transfer station and/or MRF shall meet the following operation and development standards:

1. The gross land area shall not be less than 5 acres with a minimum street frontage of 140 feet.
2. Except as setbacks along arterial streets may require additional dimensions, all buildings, structures or improvements shall meet the setbacks as required in the applicable zone. The setbacks specified in this paragraph may be used only for the following purposes:
 - a. Passage or temporary standing of automobiles
 - b. Landscape areas
 - c. Light poles and standards
3. All equipment and activities associated with this use shall be contained within an enclosed building with only sufficient openings for ingress/egress of vehicles.
4. On-site truck stacking and maneuvering area shall be provided as necessary to accommodate the anticipated vehicular usage of the transfer station/MRF, depending on the size and nature of the facility, and shall be completely screened by solid masonry walls not less than 6 feet in height with appropriate landscaping and irrigation. No truck stacking and maneuvering area shall be permitted within the required front and street side yard setback.
5. Any water flow resulting from the use of wash facilities shall be contained on site and disposed of through an on-site drainage system, in conformance with City regulations to enforce the requirements of the National Pollutant Discharge Elimination Systems (NPDES) permit.
6. The noise, dust and odor levels generated by the facility shall conform to Chapter 19.590 of the Zoning Code and [Title 7 – Noise Control of the Municipal Code](#).

7. All materials stored outside shall be kept within storage bins or bales screened from view from adjacent properties and streets.
8. Material recovery facilities shall be permitted in conjunction with a solid waste transfer station. A covenant as approved by the Planning Division, Building Division and City Attorney's Office restricting recyclable material to paper, cardboard, glass, plastic, household hazardous waste, aluminum and other metals shall be recorded against the property. The covenant may also restrict the nature and quantities of household hazardous waste. The receiving or processing of scrap steel and junked cars shall be specifically prohibited.
9. Hours of operation shall be limited to 6 a.m. to 6 p.m. Monday through Saturday and 8 a.m. to 4 p.m. on Sundays.
10. All transfer stations and MRFs shall be staffed during business hours.
11. No trash shall be stored overnight. Recyclables may be stored overnight within appropriate storage containers or bales screened from view from adjacent properties and streets.
12. All open areas, other than landscaped planter beds shall be paved with not less than 2-½ inches of asphaltic concrete or an equivalent surfacing meeting the established standards and specifications of the Public Works Department, shall be graded and drained so as to adequately dispose of all surface water and shall be maintained in good repair.
13. Any portion of the site not entirely within a completely enclosed building shall be surrounded by a solid masonry wall not less than 6 feet in height with appropriate landscaping and irrigation.
14. A daily cleaning and ongoing maintenance program as approved by the Planning Commission as part of the discretionary permit shall be established.
15. All incoming or outgoing trucks shall be completely enclosed or equipped with an impermeable cover. (Ord. 6966 §1, 2007)

19.380.040 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Conditional Use Permit.

Exhibit “56”

Chapter 19.385

RECYCLING FACILITIES

- 19.385.010 Purpose.**
- 19.385.020 Applicability and Permit Requirements.**
- 19.385.030 Site Location, Operation and Development Standards.**
- 19.385.040 Modifications.**

19.385.010 Purpose.

The purpose of regulating recycling facilities is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.385.020 Applicability and Permit Requirements.

Beverage container recycling facilities, mobile recycling units, indoor collection centers, reverse vending machines, bulk reverse vending machines and donation collection bins, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.385.030 Site Location, Operation and Development Standards.

A. Mobile Recycling Units

Mobile recycling units shall comply with the following regulations.

1. The unit shall be staffed at all times during operating hours.
2. The unit shall operate a minimum of 30 hours per week but shall be limited to the hours between 9 a.m. to 7 p.m.
3. The unit shall be located on a site occupied by commercial or industrial businesses.
4. All beverage containers shall be stored in opaque enclosures so as not to be readily visible.
5. The unit shall be at least 50 feet from any street or residentially zoned or occupied property. An additional setback may be required to mitigate exposure of the unit to the street or adjacent property.
6. The total area occupied by the unit shall not exceed 500 square feet.
7. Exterior signage shall be limited to one unlighted identification sign and one hours-of-operation sign, each not to exceed 16 square feet per mobile recycling unit.

8. The unit shall not interfere with pedestrian or vehicular circulation and shall not consume any required parking spaces.
9. The unit shall be screened from adjacent properties and streets by landscaping or other screening.
10. No more than three colors shall be used on the unit(s).

B. Reverse Vending Machines

Reverse vending machines shall comply with the following regulations.

1. Signage shall be limited to the surface area of the machines.
2. The machines shall be located within 30 feet of a building entry and shall abut such building.
3. The machines shall be situated at least 100 feet from any residentially zoned or occupied property.
4. The machines shall not interfere with pedestrian or vehicular circulation or parking.
5. Only one machine or group of machines shall be allowed per commercial or industrial property.
6. Such machine(s) shall not meet the definition of reverse vending machine-bulk type.
7. No more than three colors shall be used on each machine or group of machines.
8. The machines shall not exceed reasonable noise limits pursuant to [Title 7](#).

C. Indoor Collection Centers

Indoor collection centers shall comply with the following operational regulations.

1. Exterior signage shall be limited to one unlighted identification sign and one hours-of-operation sign, each not-to-exceed 6 square feet.

D. Bulk Reverse Vending Machines

Bulk reverse vending machines shall comply with the following standards.

1. No more than three colors shall be used on each machine or group of machines.
2. The machines shall be situated at least 100 feet from any residentially zoned or occupied property.
3. The machine(s) shall not interfere with pedestrian or vehicular circulation or parking.
4. The machines shall not exceed reasonable noise limits pursuant to [Title 7](#).

5. Only one machine or group of machines shall be allowed per commercial or industrial complex. (Ord. 6966 §1, 2007)

E. Donation Collection Bins

Donation collection bins shall comply with the following standards:

1. Only one unattended donation collection bin shall be allowed on each parcel or real property;
2. Any unattended donation collection bin shall not be any closer than two-thousand (2,000) feet from any other unattended donation collection bin, as measured from the subject unattended donation collection bin to the nearest property line containing another unattended donation collection bin;
3. Any unattended donation collection bin shall be on a parcel of 2.5 acres in area or larger;
4. No unattended donation collection bin shall be allowed in an area required for vehicle parking, circulation, pedestrian path of travel or landscaped area;
5. The unattended donation collection bin shall be at least 50 feet from any street or residentially zoned or occupied property. An additional setback may be required to mitigate exposure of the unit to the street or adjacent property; and
6. The unattended donation collection bin shall be no more than eighty-four (84) inches high, seventy-two (72) inches wide and sixty (60) inches deep.

19.385.040 Modifications.

No modifications to the above Site Location, Operations and Development Standards are permitted.

Exhibit “57”

Chapter 19.390

RETAIL SALES ANCILLARY TO A MANUFACTURING USE ON-SITE

19.390.010 Purpose.

19.390.020 Applicability.

19.390.030 Site Location, Operation and Development Standards.

19.390.040 Modifications.

19.390.010 Purpose.

The purpose of regulating ancillary retail sales to a manufacturing use on-site is to ensure that the retail sales remain ancillary to the primary manufacturing use and operation of the facility. (Ord. 6966 §1, 2007)

19.390.020 Applicability.

Ancillary retail sales to a manufacturing use are limited to the sale of products manufactured, assembled, fabricated or processed in whole or major part on premises. (Ord. 6966 §1, 2007)

19.390.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to ancillary retail sales to a manufacturing use unless otherwise specified here.

- A. The floor area allocated for retail sales shall not exceed more than 15 percent of the total building(s) gross floor area.
- B. Off-street parking requirements for commercial uses shall be applied to the portion of the facility dedicated for on-site retail sales. (Ord. 6966 §1, 2007)

19.390.040 Modifications.

No modifications to the above Site Location, Operation and Development Standards are permitted.

Exhibit “58”

Chapter 19.395

SCHOOLS

19.395.010 Purpose.

19.395.020 Applicability and Permit Requirements.

19.395.030 Site Location, Operation and Development Standards.

19.395.040 Modifications.

19.395.010 Purpose.

The purpose of requiring special setbacks for schools, in residential and office zones is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.395.020 Applicability and Permit Requirements.

Schools, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.395.030 Site Location, Operation and Development Standards.

The development standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all schools unless otherwise specified here.

- A. Schools, institutions, or other similar uses and appurtenant off-street parking located in any residential zone, Office (O) or Public Facilities Zone shall be set back at least 20 feet from every property line and shall not be located within any front yard required in such zone; provided, however, that any interior side or rear yard may be used for off-street parking purposes.
- B. In all other zones, schools and appurtenant off-street parking shall comply with the setback requirements of the underlying zone or any applicable overlay zone or specific plan, whichever is most restrictive. (Ord. 6966 §1, 2007)

19.395.040 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Conditional Use Permit or Minor Conditional Use Permit, as applicable

Exhibit “60”

Chapter 19.400

SHELTERS – EMERGENCY SHELTER, SUPPORTIVE HOUSING, TRANSITIONAL HOUSING AND TRANSITIONAL HOUSING DEVELOPMENT

- 19.400.010 Purpose.**
- 19.400.020 Applicability and Permit Requirements.**
- 19.400.030 Additional Application Requirements.**
- 19.400.040 Site Location, Operation and Development Standards.**
- 19.400.050 Special Noticing Requirements.**
- 19.400.060 Existing Facilities Require a Permit.**
- 19.400.070 Change in Operating Conditions.**
- 19.400.080 Abandonment of Use.**
- 19.400.081 Modifications.**

19.400.010 Purpose.

The purpose of regulating emergency shelters, supportive housing and transitional housing and transitional housing development is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 7158 §10, 2012; Ord. 6966 §1, 2007)

19.400.020 Applicability and Permit Requirements.

Emergency shelter, supportive housing and transitional housing and transitional housing development as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 7158 §10, 2012; Ord. 6966 §1, 2007)

19.400.030 Additional Application Requirements.

The application for a discretionary permit for emergency shelters, supportive housing, transitional housing and transitional housing development shall include the following additional information:

- A. Client profile (the subgroup of the population of the facility is intended to serve such as single men, families, elderly, minor children, developmentally disabled, etc.);
- B. Maximum number of occupants and hours of facility operation;
- C. Term of client stay;
- D. Support services to be provided on-site and projected staffing levels; and
- E. Rules of conduct and/or management plan. (Ord. 7158 §10, 2012; Ord. 6966 §1, 2007)

19.400.040 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all emergency shelters, supportive housing, transitional housing and transitional housing development unless otherwise specified here.

- A. The use shall be compatible with neighboring uses.
- B. Establishment of the facility shall not result in harm to the health, safety or general welfare of the surrounding neighborhood and substantial adverse impacts on adjoining properties or land uses will not result.
- C. The facility shall be located along or near an arterial with ready access to public transportation.
- D. The facility shall be accessible to necessary support services.
- E. To avoid over-concentration of emergency shelters, supportive housing, transitional housing and transitional housing development, there shall be a five-thousand-foot separation requirement as measured from the nearest outside building walls between the subject use and the nearest property line of any other facility.
- F. Emergency shelters, supportive housing, transitional housing and transitional housing development shall not be located within 1,000 feet of a public or private school (kindergarten through twelfth grade), universities, colleges, student housing, senior housing, child care facilities, public parks, businesses licensed for on- or off-site sales of alcoholic beverages or parolee/probationer home as defined in Article X (Definitions) and as measured from any point on the outside walls of the facility to the nearest property line of the noted use.
- G. To avoid over-concentration of homeless housing facilities and assisted living and/or group housing facilities, there shall be a 300-foot separation requirement as measured from the nearest outside building walls between the subject use and the nearest property line of another assisted living or group housing facility as defined in Article X (Definitions).
- H. The facility should be compatible with the character of the surrounding neighborhood.
- I. Both indoor and outdoor open areas should be provided on site.
- J. All setback standards of the underlying zone shall be met.
- K. On-site staff supervision shall be required during all hours of facility operation.
- L. Individual client stays shall not exceed 180 days.
- M. The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program or its successor).

- N. Establishment of the facility shall conform to the adopted Countywide Comprehensive Homeless Plan and the City Comprehensive Homeless Assistance Plan. (Ord. 7158 §10, 2012; Ord. 6966 §1, 2007)

19.400.050 Special Noticing Requirements.

All property owners within 1,000 feet of the proposed facility, as measured from the subject property lines, shall be notified of the proposed discretionary permit. (Ord. 7158 §10, 2012; Ord. 6966 §1, 2007)

19.400.060 Existing Facilities Require a Permit.

An existing facility in good standing may file a written request for an extension of time of up to one year in which to file for the required discretionary permit. The written request shall include the reason for the request, including budgeting and/or securing filing fees, subject to confirmation and approval by the Planning Division. A filing extension may be granted by the Planning Division when it is verified that good faith efforts to budget and/or secure funds are made, financial hardship exists, and a favorable recommendation is obtained from the Police Department. The Police Department recommendation is based upon a review of calls for service and criminal history at the shelter facility for the previous 12 months. This subsection shall sunset and no longer be effective on the date as of June 8, 2006. (Ord. 7158 §10, 2012; Ord. 6966 §1, 2007)

19.400.070 Change in Operating Conditions.

Any change in operating conditions from what was originally approved and imposed by the City, including, but not limited to, number of occupants or clients or any modifications to the conditions of approval pursuant to the required discretionary permit shall require the immediate submittal of a request for revision of the required discretionary permit. (Ord. 7158 §10, 2012; Ord. 6966 §1, 2007)

19.400.080 Abandonment of Use.

An existing facility, established pursuant to any discretionary permit discontinued for any period of time, excluding a maximum 30 day closure required to perform necessary repairs or restoration that does not increase the square footage of the residence, is deemed abandoned and any subsequent establishment of a facility shall be required to first obtain a new discretionary permit, as appropriate. (Ord. 7158 §10, 2012; Ord. 6966 §1, 2007)

19.400.081 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered under the required Minor Conditional Use Permit or Conditional Use Permit.

Exhibit “61”

Chapter 19.405

TATTOO AND BODY PIERCING PARLORS

- 19.405.010 Purpose.**
- 19.405.020 Applicability and Permit Requirements.**
- 19.405.030 Site Location, Operation and Development Standards.**
- 19.405.040 Modifications**

19.405.010 Purpose.

The purpose of regulating tattoo and body piercing parlors is to prevent community-wide adverse economic impacts, increased crime, decreased property values and the deterioration of neighborhoods that can be brought about by the concentration of tattoo and body piercing parlors and their location near sensitive uses and to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.405.020 Applicability and Permit Requirements.

Tattoo and body piercing parlors, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.405.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to tattoo and body piercing parlors unless otherwise specified here.

- A. The business shall not be located within 1,000 feet of any other tattoo and/or body piercing parlor as measured from any point from the outer boundaries of the building lease space containing the business to the nearest property line of the site containing the existing tattoo and/or body piercing parlor.
- B. The business shall not be located within 500 feet of any adult-oriented business as measured from any point from the outer boundaries of the building lease space containing the business to the nearest property line of the site containing the existing adult-oriented business.
- C. The business shall not be located within 500 feet of any business selling alcoholic beverages, as measured from any point from the outer boundaries of the building lease space containing the business to the nearest property line of the site containing the existing business selling alcoholic beverages.
- D. The business shall not be located within 100 feet of any existing residential zone as measured from any point between the outer boundaries of the building lease space containing the business and the nearest property line of a residentially zoned property
- E. The business shall not be located within 600 feet of a school, park or day care center/family day care home as measured from any point between the outer boundaries

of the lease space containing the business to the nearest property line of the school, park or day care center/family day care home.

- F. The hours of operation shall be no earlier than 7 a.m. and no later than 10 p.m. (Ord. 7158 §11, 2012; Ord. 6966 §1, 2007)

19.405.040 Modifications.

Modifications to the above Site Location, Operation and Development Standards will require consideration of a Conditional Use Permit.

Exhibit “62”

Chapter 19.410

VEHICLE FUEL STATIONS

- 19.410.010 Purpose.**
- 19.410.020 Applicability and Permit Requirements.**
- 19.410.030 Additional Findings Required.**
- 19.410.040 Site Location, Operation and Development Standards.**
- 19.410.050 Other Applicable Regulations.**
- 19.410.060 Modifications.**

19.410.010 Purpose.

The purpose of regulating vehicle fuel stations is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.410.020 Applicability and Permit Requirements.

Vehicle fuel stations, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zone and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.410.030 Additional Findings Required.

In addition to any findings required for the granting of a discretionary permit for a vehicle fuel station, the Approving or Appeal Authority shall be required to make the additional findings:

- A. That the vehicle fuel station will not substantially increase vehicular traffic on streets in a residential zone, and that the vehicle fuel station will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.
- B. That the vehicle fuel station will not substantially lessen the usability of adjacent or nearby commercially-zoned property for commercial use by interfering with pedestrian traffic.
- C. That the vehicle fuel station will not create increased traffic hazards to pedestrians when located near a school, assemblies of people - non-entertainment or assemblies of people - entertainment.
- D. That the vehicle fuel station site is served by streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by such service station use.
- E. That the vehicle fuel station site is adequate in size and shape to accommodate said use, and to accommodate all yards, walls, parking, landscaping and other required improvements. (Ord. 6966 §1, 2007)

19.410.040 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to vehicle fuel stations unless otherwise specified here.

- A. The gross land area shall be not less than one acre.
- B. The site shall be located on an arterial street, as identified on the General Plan – Master Plan of Roadways.
- C. Except as setbacks along arterial streets may require additional setbacks, all buildings, structures or improvements shall meet the following setbacks:
 - 1. Gasoline pumps or dispensers and canopies shall be located no closer than 20 feet from any property line.
 - 2. The setbacks specified in this Subsection C may be used only for the following purposes:
 - a. Passage or temporary standing of automobiles
 - b. Landscaping
 - c. Light poles and standards
 - 3. A minimum 10-foot landscaped setback shall be provided adjacent to any public street.
- D. Buildings shall not exceed a height of 35 feet, except as otherwise provided in Article V.
- E. When a vehicle fuel station adjoins any lot in a residential, mixed use, or Office (O) Zone, a minimum 6-foot-high masonry wall shall be erected and maintained along such property line; provided, however, that such wall shall be only 3 feet high from the setback line of the adjoining property to the front property line.
- F. Screening of pump islands is encouraged by orienting on-site buildings closer to perimeter street frontages.
- G. Notwithstanding other provisions to the contrary, the following site operation standards shall apply to vehicle stations:
 - 1. Operations outside the vehicle fuel station building shall be limited to the dispensing of gasoline, oil, air and water.
 - 2. All storage and display of merchandise and supplies must be conducted within the service station building.
 - 3. No vehicles shall be parked on the premises other than those of persons attending to business on the site, vehicles being serviced for customers, vehicles of employees, and other service vehicles used in the operation of the station. No vehicle may be parked on the premises and offered for sale.

4. Any tank or display provided for the incidental sale of propane or similar material shall be fully screened from view from any public right-of-way. (Ord. 6966 §1, 2007)

19.410.050 Other Applicable Regulations.

When uses are combined the more restrictive standards of a subject use will apply.

- A. Vehicle repair activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle repair activities shall be conducted in accordance with the provisions of Chapter 19.420 (Vehicle Repair Facilities) of the Zoning Code.
- B. Vehicle wash facilities and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle wash facilities shall be conducted in accordance with the provisions of Chapter 19.425 (Vehicle Wash Facilities) of the Zoning Code.
- C. Drive-thru businesses and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, drive thru businesses shall be conducted in accordance with the provisions of Chapter 19.475 (Drive thru Businesses) of the Zoning Code. (Ord. 6966 §1, 2007)

19.410.060 Modifications.

Any modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Conditional Use Permit.

Exhibit “63”

Chapter 19.415

VEHICLE IMPOUND AND TOW YARDS

- 19.415.010 Purpose.**
- 19.415.020 Applicability and Permit Requirements.**
- 19.415.030 Site Location, Operation and Development Standards.**
- 19.415.040 Modifications.**

19.415.010 Purpose.

The purpose of regulating vehicle impound and tow yards is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.415.020 Applicability and Permit Requirements.

Vehicle impound and tow yards, as defined in Article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.415.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to vehicle impound yards, unless otherwise specified here.

- A. No automobile impound or tow yard shall be closer than 300 feet to any property in a residential, mixed use, office, commercial, air, public facilities, or an agricultural zone, as measured from property line to property line.
- B. The impound or tow storage yard shall be entirely enclosed by an 8-foot-high decorative masonry wall.
- C. A minimum 20-foot landscaped setback shall be provided along all street frontages.
- D. All vehicles within the impound yard shall have ground contact of all wheels. No stacking of vehicles shall be permitted.
- E. The surface of the storage yard shall be covered with slate, slag or alternate dust-, weed- and mud-retardant material acceptable to the Approving or Appeal Authority. Any stormwater or other runoff from the site shall be contained on the site and disposed of through an on-site drainage system, in conformance with City regulations to enforce the requirements of the National Pollutant Discharge Elimination Systems (NPDES) permit.
- F. All other applicable requirements of the underlying zone, and any applicable overlay zone or specific plan, whichever is most restrictive, shall prevail and other requirements as may be imposed by the Approving or Appeal Authority pursuant to the discretionary permit process. (Ord. 6966 §1, 2007)
- G. The business shall be operated in compliance with the provisions of Noise Control (Title 7 of the Riverside Municipal Code).

- H. Lighting shall be provided in accordance with Chapter 19.556 of the Zoning Code.
- I. All areas utilized for storage shall be graded and drained so as to dispose of all surface water in a manner consistent with water quality control standards enforced by the Public Works Department.
- J. All such areas shall be maintained in good repair, in a clean, neat and orderly condition.
- K. All such areas shall be provided with internal circulation, safe entrances and exits meeting the established standards and specifications of the Planning Division and Public Works Department.

19.415.040 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Conditional Use Permit.

Exhibit “64”

Chapter 19.420

VEHICLE REPAIR FACILITIES

- 19.420.010 Purpose.**
- 19.420.020 Applicability and Permit Requirements.**
- 19.420.030 Site Location, Operation and Development Standards.**
- 19.420.040 Other Applicable Regulations.**
- 19.420.050 Modifications.**

19.420.010 Purpose.

The purpose of regulating vehicle repair facilities is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.420.020 Applicability and Permit Requirements.

Vehicle repair facilities, both “major” and “minor,” as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.420.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to vehicle repair facilities, unless otherwise specified here.

- A. The minimum site area shall be one-half acre (net).
- B. The facility shall have direct access to an existing or planned arterial or collector street, as designated on the General Plan - [Master Plan of Roadways \(Figure CCM-4\)](#).
- C. Service bays shall be oriented to minimize their visibility from public rights-of-way and residential areas.
- D. A minimum 6-foot-high decorative masonry wall shall be erected along all property lines adjacent to any property zoned for residential use or the Office (O) Zone, except that the wall shall be reduced to 3 feet adjacent to residential front yard setbacks and as may be required to meet corner cut-off requirements at street intersections.
- E. Any setback adjacent to a public street shall be fully landscaped.
- F. Buildings located adjacent to property zoned for residential use shall be constructed to meet exterior sound level limits required by Title 7 of the Municipal Code.
- G. All repair work shall be conducted within an enclosed building or shall be fully screened by a minimum 6-foot-high decorative masonry wall.
- H. Outdoor storage of merchandise and use of equipment shall be permitted if fully screened by a minimum 6-foot-high decorative masonry wall and the sound of the equipment can be insulated to meet the requirements of [Title 7](#) of the Municipal Code.

- I. Outdoor display of merchandise shall not be permitted.
- J. A minimum 10-foot landscaped setback shall be provided adjacent to public streets, unless the prevailing setback along the same block face is greater than 10 feet, in which case the setback shall be no less than the average of the setbacks of existing buildings along the same block face.
- K. Adequate vehicle parking and maneuvering areas shall be provided to allow for safe internal and external circulation patterns.
- L. Inoperable vehicles shall not be stored on the property longer than thirty days. (Ord. 6966 §1, 2007)

19.420.040 Other Applicable Regulations.

When uses are combined the more restrictive standards of a subject use will apply.

- A. Vehicle fuel station activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle fuel station activities shall be conducted in accordance with the provisions of Chapter 19.410 (Vehicle Fuel Station Facilities) of the Zoning Code.
- B. Vehicle wash facilities and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle wash facilities shall be conducted in accordance with the provisions of Chapter 19.425 (Vehicle Wash Facilities) of the Zoning Code.
- C. Drive-thru businesses and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, drive thru businesses shall be conducted in accordance with the provisions of Chapter 19.475 (Drive thru Businesses) of the Zoning Code. (Ord. 6966 §1, 2007)

19.420.050 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Minor Conditional Use Permit or Conditional Use Permit, as applicable. Where a vehicle repair facility is a permitted use pursuant to Article V, Base Zones and Related Use and Development Provisions, any modifications to the above site location, operation and development standards will require consideration of a Minor Conditional Use Permit.

Exhibit “65”

Chapter 19.425

VEHICLE WASH FACILITIES

- 19.425.010 Purpose.**
- 19.425.020 Applicability and Permit Requirements.**
- 19.425.030 Site Location, Operational and Development Standards.**
- 19.425.040 Other Applicable Regulations.**
- 19.425.050 Modifications.**

19.425.010 Purpose.

The purpose of regulating vehicle wash facilities is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.425.020 Applicability and Permit Requirements.

Vehicle wash facilities, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.425.030 Site Location, Operational and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all vehicle wash facilities unless otherwise specified here.

- A. All equipment, supplies and activities associated with this use shall be contained within an enclosed building with only sufficient openings for ingress and egress of automobiles. This includes the washing, machine drying and any other procedure incidental to automobile washing and cleaning; however, outside manual drying may be done if screened from public view.
- B. The facility shall have direct access to an existing or planned arterial or collector street, as designated on the General Plan - [Master Plan of Roadways \(Figure CCM-4\)](#).
- C. The internal traffic circulation pattern shall be designed so as to preclude traffic congestion on public streets in the vicinity and to provide safe ingress, egress and movement of traffic on the site.
- D. A minimum 10-foot landscaped setback shall be provided adjacent to any public street.
- E. The noise level generated by the facility shall not exceed the limits set forth in [Title 7](#) of the Municipal Code. Evidence that the facility is designed to meet this requirement shall be submitted in a written report prepared by an acoustical engineer licensed by the State of California submitted with the application for a discretionary permit.
- F. Any water flow resulting from the use of the washing facilities shall be confined to the car wash site and disposed of through an on-site drainage system in accordance with applicable laws.

- G. The facility shall be designed and operated, including the bay openings and vacuum areas, to minimize traffic, noise and aesthetic impacts to surrounding properties and public view.
- H. Provisions shall be made for regular on-site maintenance and clean-up of the property.
- I. A security plan, including limiting the hours of operation, may be required. (Ord. 6966 §1, 2007)

19.425.040 Other Applicable Regulations.

When uses are combined the more restrictive standards of a subject use will apply.

- A. Vehicle fuel station activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle fuel station activities shall be conducted in accordance with the provisions of Chapter 19.410 (Vehicle Fuel Station Facilities) of the Zoning Code.
- B. Vehicle repair facilities and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle repair facilities shall be conducted in accordance with the provisions of Chapter 19.420 (Vehicle Repair Facilities) of the Zoning Code.
- C. Drive-thru businesses and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, drive thru businesses shall be conducted in accordance with the provisions of Chapter 19.475 (Drive thru Businesses) of the Zoning Code. (Ord. 6966 §1, 2007)

19.425.050 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Conditional Use Permit.

Exhibit “66”

Chapter 19.427

VEHICLE WHOLESALE BUSINESS

- 19.427.010 Purpose.**
- 19.427.020 Applicability and Permit Requirements.**
- 19.427.030 Site Location, Operation and Development Standards.**
- 19.427.040 Other Applicable Requirements.**
- 19.427.050 Modifications.**

19.425.010 Purpose.

The purpose of regulating Vehicle Wholesale Businesses is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 7151 §3, 2012)

19.427.020 Applicability and Permit Requirements

Vehicle Wholesale Businesses, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 7151 §3, 2012)

19.427.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to Vehicle Wholesale Businesses, unless otherwise specified here.

- A. No automobile wholesale business with outdoor storage of vehicles shall be closer than 300 feet to a residential dwelling, public or private school, day care center, hospital, or public park, as measured from the subject site's property line to the nearest property line of the residence(s), school, day care center, hospital or park site.
- B. The site shall be adequate in size to accommodate said use and to accommodate all yards, walls, parking, landscaping and other required improvements.
- C. The use shall not be located within 300 feet of any other automobile wholesale business as measured from the nearest exterior property lines containing the uses.
- D. The site shall be served by streets of adequate width and pavement type to accommodate the volume and type of traffic generated by the proposed use.
- E. The property on which the use is conducted shall not exceed 5 acres in size.
- F. All sales transactions shall be conducted within a completely enclosed building.
- G. No repair of vehicles is permitted, except as allowed by the underlying zone.
- H. All vehicles need to be in operable condition.

- I. The site shall be developed with permanent related buildings. No trailers or temporary modular units are permitted.
- J. Building(s), parking and vehicle maneuvering areas shall provide adequate provisions for safe circulation within the site and into and out of the site.
- K. Service bays, if permitted, shall be designed or oriented so as to not to be readily visible from the public right-of-way.
- L. Outdoor lighting shall be provided in accordance with Chapter 19.556 of the Zoning Code.
- M. Setbacks for fueling portion of the operation, building and structures shall be provided in accordance with Section 19.410 (Vehicle Fuel Stations) of the Zoning Code.
- N. There shall be a minimum 20-foot landscaped setback adjacent to public streets, unless the setback of the zone is greater. The remainder of the site shall be landscaped a minimum of 5% beyond the required setbacks.
- O. Outdoor storage shall be permitted in compliance with Chapter 19.510 (Outdoor Storage) of the Zoning Code. Vehicles shall be screened from public view per the Outdoor Storage Chapter.
- P. Trash enclosures shall be provided in accordance with Planning Division and Public Works Department requirements and standard designs.
- Q. Signs shall be permitted in compliance with Chapter 19.620 (Signs) of the Zoning Code.
- R. Additional conditions can be applied through the conditional use permit process as necessary to further improve the site design, operational characteristics, and land use compatibility of individual projects.
- S. The hours of operation shall be evaluated on a case-by-case basis.

19.427.040 Other Applicable Requirements

When uses are combined the more restrictive standards of a subject use will apply.

- A. Vehicle fuel stations conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle fuel station activities shall be conducted in accordance with the provisions of Chapter 19.410 (Vehicle Fuel Station Facilities) of the Zoning Code.
- B. Vehicle repair facilities and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle repair facilities shall in accordance with the provisions of Chapter 19.420 (Vehicle Repair Facilities) of the Zoning Code.

- C. Vehicle wash facilities and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle repair facilities shall in accordance with the provisions of Chapter 19.425 (Vehicle Wash Facilities) of the Zoning Code. (Ord. 7151 §3, 2012)

19.427.050 Modifications.

- A. Modifications to Site Location, Operation and Development Standards A, C, E, F, G, I, J, M, and N above for indoor vehicle wholesale businesses of less than 5,000 square feet will require consideration of a Minor Conditional Use Permit.
- B. Modifications to Site Location, Operation and Development Standards A, C, E, F, G, I, J, M, and N above for indoor and outdoor vehicle wholesale businesses in excess of 5,000 square feet may be considered in conjunction with the required Conditional Use Permit.

Exhibit “67”

Chapter 19.430

VETERINARY SERVICES

19.430.010 Purpose.

19.430.020 Applicability and Permit Requirements.

19.430.030 Site Location, Operation and Development Standards.

19.430.040 Modifications.

19.430.010 Purpose.

The purpose of regulating veterinary services is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.430.020 Applicability and Permit Requirements.

Veterinary services, as defined in Article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirement contained in this Chapter. (Ord. 6966 §1, 2007)

19.430.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions shall apply to veterinary services unless otherwise specified here.

A. Veterinary Services Involving Clinics and Small Animal Hospitals

1. The use of the building space shall be restricted to medical treatment and incidental care such as bathing, the trimming of common household pets on an outpatient basis only, except that temporary boarding in connection with medical treatment shall be permitted, and except that short-term boarding, defined to be not more than two weeks, may be permitted.
2. The entire use shall be conducted within a totally enclosed and air-conditioned building with no outside runs.
3. The building space shall be adequately soundproofed to assure that no noise will carry beyond the confines of the building or space that the use would occupy. Evidence that the facility is designed to meet [Title 7](#) requirements shall be submitted in a written report prepared by an acoustical engineer licensed by the State of California and shall be submitted with the application for a discretionary permit.

B. Veterinary Services Involving Clinics Incidental to Pet Stores

1. The primary business shall involve the sale of pet supplies, small animals, and other items typically available at pet stores. However, a maximum of 20 percent of the gross floor area of the store may be used as a veterinary clinic for purposes such as vaccinations and care of minor injuries and illnesses.

2. Except for pets offered for sale or the temporary boarding in connection with medical treatment, no overnight stays shall be allowed.
3. The entire use shall be conducted within a totally enclosed and air-conditioned building with no outdoor uses.
4. The building space shall be adequately soundproofed to assure that no noise will carry beyond the confines of the building or space that the use would occupy. Evidence that the facility is designed to meet [Title 7](#) requirements shall be submitted in a written report prepared by an acoustical engineer licensed by the State of California and shall be submitted with the application for a discretionary permit. (Ord. 6966 §1, 2007)

19.430.040 Modifications.

No modifications to the above site location, operation or development standards shall be permitted. (Ord. 6966 §1, 2007)

Exhibit “68”

DIVISION II: SPECIFIC INCIDENTAL LAND USES

Chapter 19.440

ACCESSORY BUILDINGS AND STRUCTURES

19.440.010 Purpose.

19.440.020 Applicability and Permit Requirements.

19.440.030 Site Location, Operation and Development Standards.

19.440.010 Purpose.

The purpose of regulating accessory buildings and structures is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.440.020 Applicability and Permit Requirements.

Accessory buildings and structures, as defined in Article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Uses and Development Provisions subject to the requirements contained in this Chapter.

- A. Accessory structures shall be permitted in accordance with Article V Table 19.150.020 B (Incidental Uses Table). Single-story, detached, accessory buildings used as tool and storage sheds, playhouses, or similar use, may be exempt from building permits, provided the floor area does not exceed 120 square feet and the height does not exceed 10 feet and is specifically exempted by the California Building Code. (Ord. 6966 §1, 2007)

19.440.030 Site Location, Operation and Development Standards.

These standards supplement the standards for the zone in which the accessory use is located. If an accessory structure is attached to the principal building, such structure shall comply with the development standards for the principal building.

- A. No accessory structure shall be permitted unless a principal building exists and is occupied by the use intended.
- B. Accessory structures shall not cover more than 35 percent of the required side or rear yard setback area.
- C. Accessory structures shall be located a minimum of 5 feet from the principal building or the distance required by the Building Code, whichever is greater. Eave line separation from the principal building shall conform to the provisions of the Building Code. Accessory structures located less than 5 feet from the primary building shall be considered "attached" and must meet the setbacks of the underlying zone.
- D. Garage and carport accessory structures with direct access from an alley shall be located a minimum of 25 feet from the opposite boundary line of the alley.

E. Accessory structures within residential zones shall comply with the following additional regulations.

1. Accessory structures shall be no closer to the front lot line than the front-most wall of the dwelling nearest the front lot line, or 50 feet, whichever distance is less.
2. The interior side and rear yard setback shall be five-feet for a single-story accessory structure.
3. The interior side and rear yard setback shall be the same as the respective underlying zone for 2-story accessory structures or accessory structures exceeding 20 feet in height.
4. The street side yard setback for an accessory structure shall be the same as the street side setback of the underlying zone.
5. In the RR, RE and R-1 Zones, all metal accessory structures shall be limited to a maximum total floor area of 120 square feet; all other accessory structures shall be limited to a maximum floor area of 750 square feet. There is no size limit for accessory structures in the RC, RA-5, R-3 or R-4 Zones or any Zone when built in conjunction with a Planned Residential Development (i.e. clubhouse) or Conditional Use Permit (i.e. assemblies of people – non entertainment or assisted living).
6. Any accessory structure over 5 feet in height shall be set back at least 5 feet from side and rear property lines.
7. Single-story accessory structures shall not exceed 20 feet in overall height and two-story accessory structures shall not exceed 30 feet in overall height.

F. Accessory structures in nonresidential zones shall comply with the following additional regulations.

1. Accessory structures shall be no closer to the front lot line than the front-most wall of the building nearest the front lot line, or 50 feet, whichever distance is less, unless specifically noted by other provisions of this Title (e.g. vehicle fuel station canopies, etc.).
2. Side and rear setbacks shall be the same as the respective setbacks required by underlying zone.

G. Cargo containers in all zones shall comply with the following regulations.

1. In the RA-5 and RR zones, a minimum site area of 2 acres shall be required to place a cargo container on a property. On such properties, no more than 2 cargo containers with a maximum combined floor area of 640 square feet shall be permitted.
2. On public and private institutional properties such as schools, parks, recreational facilities and properties Zoned PF, a maximum of 1 cargo container per 1 acre

shall be permitted, not-to-exceed a total of 2 cargo containers per property or use. More than 2 containers may be permitted with the issuance of a minor conditional use permit.

3. In the CG, BMP, I, AI, AIR, and RWY Zones, a maximum of 4 cargo containers per property or use is permitted. More than 4 containers may be permitted with the issuance of a minor conditional use permit.
4. Cargo containers shall not be modified by adding windows or electrical, plumbing or mechanical improvements, and shall be considered as non-habitable structures. The addition of roof-mounted ventilation turbines and the replacement or modification of the original doors shall be permitted, however, subject to the approval of the Building Official.

H. Patio covers shall comply with the following regulations.

1. Such structures shall not exceed more than 1 story in height and shall be erected at least 5 feet away from any rear or interior side lot line.
2. Such structures shall be unenclosed on at least 3 sides and shall be entirely open, except for necessary supporting columns. A roof connecting the primary building and the accessory building shall be unenclosed and open on only 2 sides.

I. Swimming pools and spas shall comply with the following.

1. No swimming pool or spa shall be located in a required front yard setback area.
2. Any swimming pool or spa shall be located at least 3 feet away from any property line
3. All swimming pools and spas shall conform to all Building Code and Health and Safety Code requirements.
4. Equipment related to a swimming pool, such as a fountain, slide, diving board, etc., shall not exceed 5 feet in height when located within 5 feet of a property line. (Ord. 7235 §7, 2013; Ord. 7109 §6, 2010; Ord. 6966 §1, 2007)

Exhibit “69”

Chapter 19.445

AGRICULTURAL FIELD OFFICE

- 19.445.010 Purpose.**
- 19.445.020 Applicability and Permit Requirements.**
- 19.445.030 Site Location, Operation and Development Standards.**
- 19.445.040 Modifications.**

19.445.010 Purpose.

The purpose of regulating agricultural field offices is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.445.020 Applicability and Permit Requirements.

Agricultural field offices, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.445.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to agricultural field offices unless otherwise specified here.

- A. A minimum lot size of 5 acres shall be required to establish any agricultural field office.
- B. The use shall be on the same property as and in conjunction with a permitted agricultural use.
- C. The use shall be established within a stick-built, mobile coach or prefabricated structure, attached to or detached from any other building on the property.
- D. The building shall comply with the setback standards established for accessory structures in Chapter 19.440 (Accessory Buildings and Structures) of the Zoning Code. (Ord. 6966 §1, 2007)

19.445.040 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Minor Conditional Use Permit or Conditional Use Permit, as applicable.

Exhibit “70”

Chapter 19.450

ALCOHOL SALES

- 19.450.010 Purpose.**
- 19.450.020 Applicability and Permit Requirements.**
- 19.450.030 Site Location, Operation and Development Standards.**
- 19.450.040 Other Applicable Regulations.**
- 19.450.050 Variances.**

19.450.010 Purpose.

The purpose of regulating the sale of alcohol is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.450.020 Applicability and Permit Requirements.

Alcohol Sales, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

- A. Any establishment, business or facility that proposes to engage in the off-sale of alcoholic beverages shall obtain a conditional use permit pursuant to Chapter 19.760 (Conditional Use Permit), except for the following uses:
 - 1. Establishments that do not propose to sell alcohol as their principal business and that contain 15,000 square feet or more of gross floor area.
 - 2. Florist shops that propose the incidental sale of wine along with gift or floral baskets; such uses shall obtain a minor conditional use permit processed pursuant to Chapter 19.730 (Minor Conditional Use Permit).
- B. Any establishment, business or facility that proposes to engage in the on-sale of alcoholic beverages, unless exempted by Subsection 1, below shall obtain a minor conditional use permit pursuant to Article IX, Land Use and Development Permit Requirements/Procedures
 - 1. The Community & Economic Development Director or his/her designee shall exempt a business providing on-sale of alcoholic beverages from the minor conditional use permit requirement if all of the following conditions apply:
 - a. The premises contains a kitchen or food-servicing area in which a variety of food is prepared and cooked.
 - b. The primary use of the premises is for sit-down food service to patrons.
 - c. The premises serves food to patrons during all hours the establishment is open for customers.

- d. If there is a separate area primarily intended for the consumption of alcoholic beverages, it does not constitute more than 30 percent of the public access floor area or 1,000 square feet, whichever is less.
- e. No alcoholic beverages, including beer or wine are sold or dispensed for consumption beyond the premises.
- f. The use is not subject to any discretionary permit as an entertainment use.
- g. The premises is defined as a "bona fide public eating place" by the State of California Department of Alcoholic Beverage Control.
- h. The business is not located within 100 feet of any existing residential dwelling or property zoned for residential use, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential property. This provision shall not apply to residential uses that are a part of a mixed use zone or mixed use project. (Ord. 7158 §12, 2012; Ord. 6966 §1, 2007)

19.450.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all establishments selling alcohol, unless otherwise specified here.

A. Off-sale of All Alcoholic Beverages

- 1. The business shall not be located within 600 feet of a public or private school (pre-school through twelfth grade), assemblies of people - non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, assemblies of people - non-entertainment or park site.
- 2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential zoned property.
- 3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, emergency shelter, supportive housing, transitional housing and transitional housing development or businesses licensed by the State of California for off-sale general alcoholic beverage sales with less than 15,000 square feet of gross floor area or which sells alcoholic beverages as its principal business as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-site alcoholic beverage sales business.
- 4. No sale of alcoholic beverages shall be made from a drive-thru lane or drive-thru window.

5. The business shall be in a location that is fully visible from a public street with an unobstructed view from the public street for public safety.
6. The business shall have lighting to provide illumination for security and safety of parking and access areas. On-site lighting plans shall be submitted for review and approval.
7. The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises in accordance with Section [9.05.020](#) of the Municipal Code.
8. The management at each location of off-sale of alcoholic beverages pursuant to this section shall be responsible for educating the public regarding drunk driving laws and the related penalties for breaking those laws. (This includes minimum age law, open container law and driving while intoxicated law.) This can be accomplished by posting prominent signs, decals or brochures at the point of purchase and providing adequate training for employees.

B. Florist Shop with Incidental Off-site Sale of Wine

1. The sale of wine shall be clearly incidental to a florist shop business, and shall not exceed five percent of the annual gross sales revenue of the florist business.
2. The sale of wine shall be limited to gift or floral arrangements. Individual containers of wine not packaged as part of such arrangements may not be sold.
3. No beer or distilled spirits may be sold.
4. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, emergency shelter, supportive housing or transitional housing and transitional housing development as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-site alcoholic beverage sales business.

C. On-sale of All Alcoholic Beverages

1. The business shall not be located within 600 feet of a hospital, public or private school (pre-school through twelfth grade), assemblies of people - non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the hospital, school, assemblies of people - non-entertainment or park site, except in the Downtown Arts and Entertainment District, as defined in Article X (Definitions), where the 600 foot distance restriction does not apply. However, in said Downtown Arts and Entertainment District, the Zoning Administrator shall consider distances from the above listed uses for the purpose of achieving compatibility of the business with neighboring uses as part of the review process.

2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential property. This provision shall not be mandatory with regard to residential uses that are a part of a mixed use zone or mixed use project approved under a conditional use permit.
3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, emergency shelter, supportive housing or transitional housing and transitional housing development as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing parolee/probationer home, emergency shelter, supportive housing or transitional housing and transitional housing development.
4. Lighting, as certified by a qualified lighting engineer, shall be provided at a level no less than one foot candle of lighting throughout private parking lots and access areas serving the business.
5. The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises in accordance with Section [9.05.020](#) of the Municipal Code.
6. Soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or building lease space.

D. Concurrent Sale of Motor Vehicle Fuel With Alcoholic Beverages.

1. Only beer and wine, not hard liquor, may be sold.
2. The minimum enclosed retail sales area for store products shall be 1,500 square feet.
3. The minimum inventory level shall be \$15,000 retail value excluding beer, wine, fuel and automotive products.
4. The maximum percentage of beer and wine sales to total store sales shall be 30% percent on a retail basis during any consecutive twelve-month period.
5. The management at each location of common site sales shall be responsible for "educating the public" regarding drunk driving laws and the related penalties for breaking those laws. (This includes minimum age law, open container law and driving while intoxicated law.) This can be accomplished by posting prominent signs, decals or brochures at the point of purchase and providing adequate training for employees.
6. No displays of beer or wine shall be located within five feet of the store's entrance or checkout counter.

7. Cold beer or wine shall be sold from, or displayed in permanently affixed electrical coolers only.
8. No beer or wine advertising shall be located on gasoline islands; no lighted advertising for beer or wine shall be located on buildings or in windows.
9. Employees on duty between the hours of ten p.m. and two a.m. shall be at least 21 years of age to sell beer and wine.
10. No sale of alcoholic beverages shall be made from a drive-thru window.
11. The business shall not be located within 600 feet of a public or private school (pre-school through 12th grade), assemblies of people - non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, assemblies of people - non-entertainment or park site.
12. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential zoned property.
13. The business shall be located a minimum distance of 300 feet from any other business with the concurrent sale of motor vehicle fuel with alcoholic beverages or 1,000 feet from any other business licensed by the State of California for off-sale general alcoholic beverage sales with less than 15,000 square feet of gross floor area or that sells alcoholic beverages as its principal business as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-sale alcoholic beverage sales business.
14. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, emergency shelter, supportive housing or transitional housing and transitional housing development as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing emergency shelter, supportive housing or transitional housing and transitional housing development. (Ord. 7158 §13, 2012; Ord. 6966 §1, 2007)

19.450.040 Other Applicable Regulations.

Where the Department of Alcoholic Beverage Control (ABC) determines that an area has an over concentration of alcoholic beverage licenses and/or a higher than average crime rate ABC may deny an application for alcohol sales unless the Zoning Administrator or City Planning Commission makes a determination that public convenience or necessity will be served by the proposed project. (Ord. 6966 §1, 2007)

19.450.050 Variances.

- A. Variances may be granted from the provisions of Section 19.450.030 (A and C) above based upon careful review of unique circumstances that may apply to a particular use. Any such variance request shall increase the property notification requirement from a 300-foot radius to a 1,000-foot radius from the subject property.
- B. No variances from the provisions of Section 19.450.030 (B) above are permitted.
- C. Variances may be granted from the provisions of Section 19.450.030 (D) (11-14) above based upon careful review of unique circumstances that may apply to a particular use. Any such variance request for provisions of Section 19.450.030 (D) (11-14) above shall increase the property notification requirement from a 300-foot radius to a 1,000-foot radius from the subject property. No variances from the provisions of Section 19.450.030 (D) (6 -10) above are permitted. (Ord. 6966 §1, 2007)

Exhibit “71”

Chapter 19.455

ANIMAL KEEPING

19.455.010 Purpose.

19.455.020 Applicability and Permit Requirements.

19.455.030 Site Location, Operation and Development Standards.

19.455.040 Maintenance of Premises.

19.455.010 Purpose.

This purpose of regulating animals is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.455.020 Applicability and Permit Requirements.

Animal keeping, of both domestic and non-domestic animals, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

- A. Animal keeping, as defined in this Chapter, includes the keeping of domestic and non-domestic animals and other species as may be determined by the Zoning Administrator to be similar in nature.
- B. Animal keeping is permitted in the various zones as set forth in Article V Table 19.150.020 B (Incidental Uses Table). In addition to the regulations of the applicable zone, animal keeping in the forms of boarding of cats and dogs/kennels, in conjunction with veterinary services and pet shops, or in conjunction with associated biological and/or medical research facilities are also permitted per Article V (Base Zones and Related Use and Development Provisions). (Ord. 6966 §1, 2007)

19.455.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all domestic and non-domestic animal keeping unless otherwise specified here.

A. Domestic Animal Keeping

- 1. Domestic animal keeping is permitted in all residential and mixed use zones.

B. Non-domestic Animal Keeping in the RR Zone

- 1. Poultry, Rabbits, Crowing Fowl and Crowing Roosters
 - a. A minimum lot size of 20,000 square feet of net area is required for the noncommercial keeping of any poultry or rabbits.
 - b. The noncommercial keeping of not more than 5 poultry and 4 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet

from any residence on an adjoining lot or parcel, excluding the residence on the lot where the animals are kept.

- c. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, excluding the residence on the lot where the animals are kept, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot is permitted.
- d. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a Minor Conditional Use Permit.
- e. The keeping of crowing fowl that exists on a property at the time the site is annexed to the City shall be abated within the amortization period of 2 years. If keeping of crowing fowl is not abated within such 2-year period, it will be a violation of this section.
- f. The keeping of not more than seven (7) crowing roosters are permitted on any lot of twenty thousand square feet or greater in area, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least one hundred (100) feet from any residential structure on an adjoining lot.

2. Equine, Bovine and Ovine Species

- a. A minimum lot size of 20,000 square feet of net area is required for the noncommercial keeping of any equine, bovine or ovine species.
- b. Not more than a total of 2 of any combination of equine, bovine, or ovine species shall be kept on any lot with an area of 20,000 net square feet. However, one additional animal may be kept for each 10,000 square feet of net lot area in excess of 20,000 square feet.
- c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 60 feet from any residence, excluding the residence on the lot where the animals are kept.

3. Porcine Species, Exclusive of Pot-bellied Pigs

- a. Swine or pigs, exclusive of pot-bellied pigs, shall be permitted only upon the condition that such animals are kept and maintained as a duly-authorized Future Farmers of America, 4-H or similar project.
- b. A minimum lot size of 20,000 square feet of net area is required for the noncommercial keeping of any porcine species.
- c. Not more than a total of 2 porcine species shall be kept on any lot with an area of 20,000 net square feet. However, one additional animal may be kept for each 10,000 square feet of net lot area in excess of 20,000 square feet.

- d. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 60 feet from any residence, excluding the residence on the lot where the animals are kept.

4. Bees

The keeping of bees is permitted, provided that all other conditions of this Zoning Code and **Title 8.20** are met.

5. Aviaries

The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.

6. Offspring of Animals

Offspring of permitted animals shall not be counted in determining the permitted number of animals if such offspring do not exceed the following age limitations:

- a. Bovine, 24 months
- b. Equine, 18 months
- c. Ovine, 12 months
- d. Porcine, 60 days
- e. Birds, 4 months

C. Non-domestic Animal Keeping in the RA-5 Zone

1. Poultry, Rabbits, Crowing Fowl and Crowing Roosters

- a. The noncommercial keeping of not more than 5 poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.
- b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry, and 45 rabbits on any lot is permitted. The keeping of not more than seven (7) crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least one hundred (100) feet from any residential structure on an adjoining lot.
- c. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a discretionary permit.

2. Equine, Bovine and Ovine Species

- a. A minimum lot size of 1 acre of net area is required for the grazing, raising or training of any equine, riding stables or academies of the raising of bovine or ovine species for noncommercial purposes.
- b. Not more than a total of 2 of any combination of equine, bovine, or ovine species shall be kept on any lot with an area of 1 acre. However, one additional animal may be kept for each ½ acre of net lot area in excess of 1 acre.
- c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 100 feet from any residence, including the residence on the lot where the animals are kept.

3. Dairies, feeding lots and similar uses may be permitted subject to the granting of a Conditional Use Permit.

4. Bees

The keeping of bees is permitted, provided that all other conditions of this Zoning Code and [Title 8.20](#) are met.

5. Growing and Wholesale Disposal of Earthworms

- a. All worm farms shall be kept at least fifty feet away from all adjacent dwellings.
- b. The maximum height of any worm bed shall be two feet and all other structures shall conform to the requirements for accessory structures.
- c. Worm farms in excess of sixty-four square feet shall only be permitted subject to the granting of a discretionary permit.

6. Aviaries

The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.

D. Non-domestic Animal Keeping in the RC Zone

1. Poultry, Rabbits, Crowing Fowl and Crowing Roosters

- a. The noncommercial keeping of not more than 5 poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.

- b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot is permitted. The keeping of not more than seven (7) crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least one hundred (100) feet from any residential structure on an adjoining lot.
- c. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a discretionary permit.

2. Equine Species

- a. A minimum lot size of 1 acre of net area is required for the grazing, raising or training of any equine.
- b. Not more than a total of 2 of any equine species shall be kept on any lot with an area of 1 acre. However, one additional animal may be kept for each half acre of net lot area in excess of 1 acre.
- c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 100 feet from any residence, including the residence on the lot where the animals are kept.

3. Bees

The keeping of bees is permitted, provided that all other conditions of this Zoning Code and [Title 8.20](#) are met.

4. Aviaries

The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met. (Ord. 7109 §7, 2010; Ord. 6985 §3, 2008; Ord. 6966 §1, 2007)

19.455.040 Maintenance of Premises.

The premises where animals are kept shall be maintained in a clean, neat and sanitary condition at all times to ensure the public health, safety, comfort, convenience and general welfare pursuant to [Title 6 – Health & Sanitation](#) and all other County and State regulations. (Ord. 6966 §1, 2007)

Chapter 19.465

CARETAKER LIVING QUARTERS

19.465.010 Purpose.

19.465.020 Applicability and Permit Requirements.

19.465.030 Site Location, Operation Development Standards.

19.465.010 Purpose.

The purpose of regulating caretaker living quarters is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.465.020 Applicability and Permit Requirements.

Caretaker living quarters, as defined in Article X (Definitions) are permitted as set forth in article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.465.030 Site Location, Operation Development Standards.

The standards set forth in Article V, Base Zone and Related Use and Development Provisions shall apply to agricultural caretaker living quarters, unless otherwise specified here.

A. Caretaker Living Quarters – Agricultural

1. The use shall be conducted on a property having 5 acres or more gross area and that is predominantly occupied by a bona fide agricultural business.
2. The use shall be established within a stick-built or prefabricated structure, attached to or detached from the primary dwelling unit on the property, or within a mobile home.
3. The square footage of the agricultural caretaker living quarters shall not exceed 50 percent of the square footage of the principal dwelling unit.
4. Occupancy shall be limited to the agricultural caretaker and his or her family. The agricultural caretaker shall be a full-time employee of the on-site agricultural business.
5. The principal dwelling unit on the property shall be occupied by the legal owner of the property.
6. The agricultural caretaker living quarters shall be established in such a way as to minimize its view from adjacent streets and properties.
7. The use shall not be conducted longer than 2 years, except that subsequent time extensions may be granted by the Approving or Appeal Authority. Each time extension shall not exceed 2 years.

8. The property owners shall execute and record a covenant and agreement with the City to revert the property to single-family residential use, including the removal of the kitchen facilities of any permanent addition that does not meet the requirements of the Zone in which the use is located, after the expiration of any associated permit granted or the termination of the agricultural business.

B. Caretaker Living Quarters - Industrial or Commercial Storage Overlay Zone Uses

1. The caretaker living quarters shall be located within the principal building on the site.
2. The caretaker living quarters shall be occupied by the owner or an employee of the business.
3. A minimum of one designated parking space shall be provided for the caretaker living quarters, in addition to any parking spaces required for the principal use.
4. The caretaker living quarters shall have no more than two bedrooms.
5. The caretaker living quarters shall be limited to a maximum of 650 square feet.
6. The property owners shall execute and record a covenant and agreement with the City to revert the property to an industrial use without a caretaker living quarters, including the removal of the kitchen facilities of any permanent addition that does not meet the requirements of the Zone in which the use is located, after the expiration of any associated permit granted or the termination of the business.

C. Caretaker Living Quarters - Temporary During Construction

1. The temporary unit shall be located on-site and in the rear half of the lot, unless otherwise approved by the Zoning Administrator. In no instance shall the temporary unit be located within public right-of-way.
2. The temporary unit shall be located at least 5 feet from all property lines. For side and rear property lines adjoining an existing residential use, the setback of the underlying zone shall apply.
3. The number of occupants shall be limited to two persons.
4. The temporary unit shall be connected to water and electric utilities. Where required by the Public Works Department, the unit shall be connected to the sewer system.
5. The unit shall be allowed to remain on the site for an initial period of no more than six months, except that individual extensions of up to three months each with a maximum of one year from the date of the initial siting may be granted by the Zoning Administrator. There shall be no fee for these time extensions. In considering whether to grant a time extension, the Zoning Administrator may

consider evidence of any land use compatibility related complaints from surrounding residents and property owners.

6. No later than seven days following the issuance of a certificate of occupancy for the permanent building, the temporary unit shall be removed from the site.
7. An active building permit shall be in effect prior to locating the temporary unit on-site and at all times that the unit remains on-site. The unit is to be removed within seven days of expiration of the building permit. (Ord. 6966 §1, 2007)

Exhibit “73”

Chapter 19.470

DAY CARE HOMES - FAMILY

19.470.010 Purpose.

19.470.020 Applicability and Permit Requirements.

19.470.030 Site Location, Operation and Development Standards.

19.470.040 Modifications.

19.470.010 Purpose.

The intent of this Chapter is to implement the California Health and Safety Code provisions regarding day care homes, both large family and small family. The purposes of establishing day care home regulations are to:

- A. Recognize that affordable, quality, licensed childcare is critical to both the well-being of children and parents as well as the economic vitality of the City;
- B. Provide a comprehensive set of guidelines to ensure a safe child care environment and to maintain compatibility between childcare facilities and surrounding land uses;
- C. Ensure that the needs of children for adequate care are balanced with the rights of property owners;
- D. Facilitate the establishment of childcare facilities as a permitted use within certain zones;
- E. Enhance provider awareness of City requirements; and
- F. To ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.470.020 Applicability and Permit Requirements.

Day care homes, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Uses and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.470.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to day care homes - large family, unless otherwise specified here.

A. Site Location Standards

1. Properties used for day care homes - large family shall not be located closer than 300 feet from any other day care home - large family as measured from any point upon the outside walls of the residence containing the business and the nearest property line of the residential property operating another day care home - large family.

B. Operation and Development Standards

1. The day care home - large family must be the residence of the provider.
2. The day care home - large family use must be clearly incidental and secondary to the use of the property for residential purposes.
3. Hours of operation shall be less than 24 hours per day.
4. The day care home - large family shall comply with all Municipal and State laws and regulations regarding single family residences and day care homes - large family.
5. Noise will be maintained in compliance with [Title 7](#) (Noise Control) of the Municipal Code.
6. The provider shall comply with all applicable regulations of the City's Fire Department regarding health and safety requirements as they relate to family day care homes and shall contain a fire extinguisher and smoke detector device that meet standards established by the State Fire Marshal (California Health and Safety Code Section 1597.45 d and Section 1597.46 d).
7. All State of California licensing standards shall be met. The provider shall keep all State licenses or permits valid and current.
8. The applicant for a day care home - large family permit shall provide evidence of payment of the City Business Tax.
9. The day care home - large family shall be maintained to retain the appearance of a home consistent with the general character of the neighborhood.
10. Residences fronting on, or taking access from, a 4-lane street (as shown on the General Plan Figure CCM-4 - [Master Plan of Roadways](#)) shall provide at least one paved drop-off/pick-up area designed with on-site parking and maneuvering area to allow vehicles to drop-off/pick-up children and exit the site without backing out onto a 4-lane street per Planning Division and Public Works Department approval.
11. For residences not fronting on, or taking access from a 4-lane street, drop-off/pick-up of children from vehicles shall only be permitted on the driveway, approved parking area or directly in front of the residence. The drop-off/pick-up area shall be conveniently located in an area providing safe access to the home and not in conflict with adjoining residences.
12. The day care home - large family shall provide at least one off-street parking space per employee of driving age not living in the home. The residential driveway approach is acceptable for this parking requirement if the parking space will not conflict with any required child drop-off/pick-up area, and does not block the public sidewalk or right-of-way.

13. An outdoor play area that satisfies the requirements of the State Community Care Licensing Division shall be provided in compliance with the City's Zoning regulations. (Ord. 6966 §1, 2007)

19.470.040 Modifications.

Modifications to site location standard A1 above may be considered in conjunction with the required Day Care Permit – Large Family. No modifications to the operation and development standards above shall be allowed. (Ord. 6966 §1, 2007)

Exhibit “74”

Chapter 19.475

DRIVE-THRU BUSINESSES

- 19.475.010 Purpose.**
- 19.475.020 Applicability and Permit Requirements.**
- 19.475.030 Traffic Study.**
- 19.475.040 Site Location, Operation and Development Standards.**
- 19.475.050 Additional Permit Findings.**
- 19.475.060 Modifications.**

19.475.010 Purpose.

The purpose of regulating drive-thru businesses is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.475.020 Applicability and Permit Requirements.

Drive-thru businesses, as defined in Article X (Definitions), incidental to a permitted use, unless specifically prohibited by the provisions of Article V, Base Zones and Related Use and Development Provisions. (Ord. 6966 §1, 2007)

19.475.030 Traffic Study.

A traffic study addressing both on-site and off-site traffic and circulation impacts may be required as part of the permit application, at the discretion of the Development Review Committee. (Ord. 6966 §1, 2007)

19.475.040 Site Location, Operation and Development Standards.

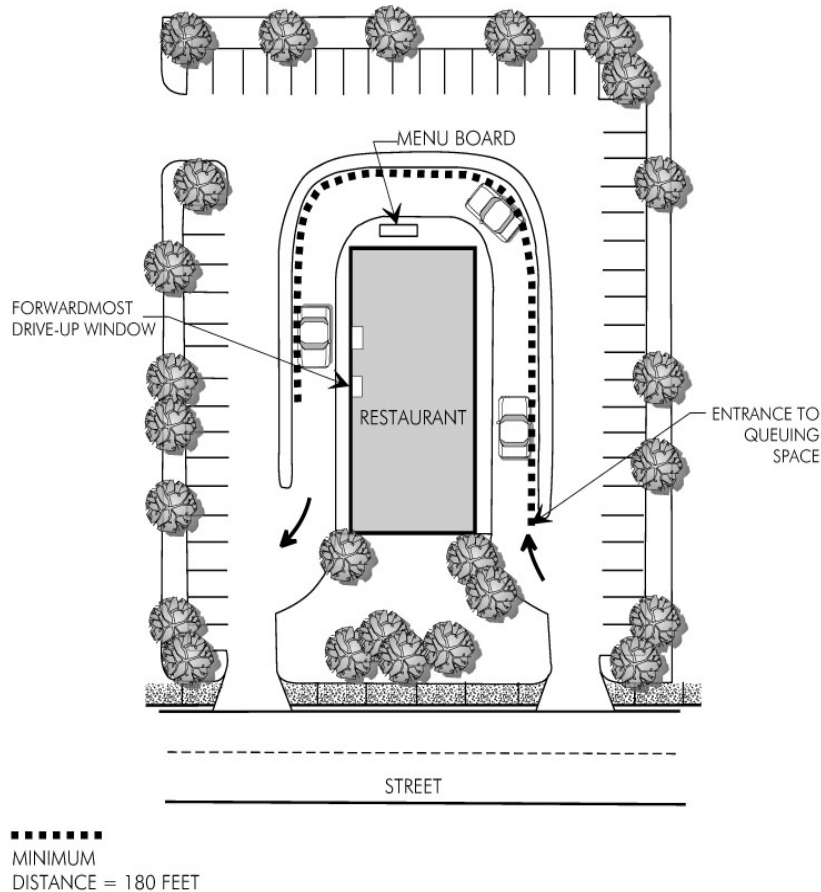
The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to drive-thru businesses unless otherwise specified here.

- A. The drive-thru business shall maintain a minimum 100-foot street frontage and be located on an arterial street, as indicated by the Riverside General Plan Figure CCM-4 - [Master Plan of Roadways](#).
- B. When a drive-thru business adjoins any lot in a residential, office or any mixed use zones, a minimum 6-foot-high masonry wall shall be erected and maintained along such property line; provided, however, that such wall shall be only 3 feet high from the setback line of the adjoining property to the front property line.
- C. Building and Landscape Setback Standards.
 - 1. Where a drive aisle or parking is adjacent to a street frontage, a landscape planter with a minimum width of 15 feet in width shall be provided along all street frontages. Where a building is adjacent to a street frontage, the building setback of the base zone shall apply.

2. A landscape planter with a minimum width of 5 feet shall be provided along interior property lines, unless the site part of an integrated, master planned commercial complex, where no landscape setback is required along interior property lines.

D. Drive-thru Lane Standards

1. Restaurants shall maintain drive-thru lanes that are a minimum of 180 feet in length to provide on-site storage for a minimum of 10 vehicles, as measured from the forward most drive-thru window to the entrance to the queuing space.



19.475.040 E 1 Drive-thru Lanes

2. All other uses shall maintain drive-thru lanes that are a minimum of 36 feet in length to provide on-site automobile storage for a minimum of 2 vehicles.
3. Each drive-thru lane shall be a minimum of 12 feet in width. The lane shall be independent of any on-site parking, parking maneuvering areas, public streets, alleys or traffic ways.

E. Additional requirements for drive-thru lanes associated with restaurants:

1. Drive-thru windows are discouraged on any building elevation directly facing a street frontage.
2. Drive-thru lanes shall be designed in such a way as to be screened from view from the street through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.
3. Freestanding drive thru restaurants should be located on lots with at least 30,000 square feet, except for drive thru restaurants in master planned integrated commercial complexes with shared parking and access.
4. A minimum five-foot-wide landscaped planter should be installed between the drive-thru lane and parking lot maneuvering area when adjacent to one another, as determined necessary on a case-by-case basis. (Ord. 7100 §1, 2010; Ord. 6966 §1, 2007)

19.475.050 Additional Permit Findings.

In addition to the findings required for the granting of the applicable discretionary application, the following additional findings are required to be made by the Approving or Appeal Authority in approving a discretionary permit for a drive-thru business:

- A. That the use will not substantially increase vehicular traffic on streets in a residential zone.
- B. That the use will not substantially lessen the usability of adjacent or nearby commercially zoned property or commercial use by interfering with pedestrian traffic.
- C. That the use will not create increased traffic hazards to pedestrians.
- D. That the site will be adequate in size and shape to accommodate said use and to accommodate all yards, walls, parking, landscaping and other required improvements.
- E. That the use will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use. (Ord. 6966 §1, 2007)

19.475.060 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Minor Conditional Use Permit or Conditional Use Permit, as applicable.

Exhibit “75”

Chapter 19.480

FUELING SYSTEMS - PRIVATE (ABOVE-GROUND TANKS)

19.480.010 Purpose.

19.480.020 Applicability and Permit Requirements.

19.480.030 Site Location, Operation and Development Standards.

19.480.040 Modifications.

19.480.010 Purpose.

The purpose of regulating private fueling systems with above-ground tanks is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.480.020 Applicability and Permit Requirements.

Private fueling systems with above-ground tanks, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.480.030 Site Location, Operation and Development Standards.

The development standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to private fueling systems with above-ground tanks unless otherwise specified here.

- A. All design and location standards of the Fire Code shall be complied with.
- B. The location of the fueling system, including the above-ground tanks and the dispensing system, shall comply with the setback requirements of the zone of the property on which the fueling system is located, unless a greater setback is required by the Fire Code, in that case such greater setback requirement shall be met.
- C. The fueling system must be incidental to the permitted use or conditional use of the property on which it is located, and it must only serve vehicles or equipment that belong to the operator of the business or use located on the property.
- D. The tanks shall be fully screened from adjoining streets and neighboring properties.
- E. The fueling system shall be limited to two tanks, with a maximum cumulative capacity of 12,000 gallons.
- F. The fueling system shall not exceed 10 feet in height.
- G. Above-ground fuel tanks of 1,000 gallons or more shall be located a minimum distance of 300 feet from any residential structure or residentially zoned property. (Ord. 6966 §1, 2007)

19.480.040 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Conditional Use Permit.

Exhibit “76”

Chapter 19.485

HOME OCCUPATIONS

- 19.485.010 Purpose.**
- 19.485.020 Applicability and Permit Requirements.**
- 19.485.030 Permitted Home Occupations.**
- 19.485.040 Site Location, Operation and Development Standards.**
- 19.485.050 Modifications.**

19.485.010 Purpose.

The purpose of regulating home occupations is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.485.020 Applicability and Permit Requirements.

Home occupations, as defined in Article X (Definitions), are permitted as incidental uses in all residential zones, as set forth in Article V, Base Zone and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.485.030 Permitted Home Occupations.

Only the following business activities are permitted as home occupations.

- A. Telecommuting, as defined by Article X (Definitions).
- B. Business, professional and sales offices, excluding medical, dental and similar uses that involve regular patient visits to the site, provided that no retail sales transactions are made on the premises and that no customers or clients visit the site, except as specifically allowed by this section. Typical examples of such general business office activities include research; report writing; bookkeeping; telecommunication with clients and employees; and the sending and receiving of mail, telephone calls, electronic facsimile communications and electronic communications by electronic or similar means.
- C. Instruction in academia, music, voice, art, dance or similar activities with no more than one pupil receiving instruction at any given time.
- D. Activities associated with the work of artists, sculptors, authors and composers.
- E. Activities associated with the work of dressmakers, seamstresses and tailors.
- F. Home crafts, such as model making, rug weaving, quilting and needlework, lapidary work and wood working, limited to the uses of tools and equipment commonly available for personal residential use, but specifically excluding cabinet making.
- G. Home catering and food preparation businesses, subject to the approval of the Riverside County Health Department.

- H. Small electronics repair, limited to items such as personal computers and electronic recorders with a maximum weight of forty pounds per item.
- I. Home-based direct sales distributions businesses in which sales, merchandise distribution and product demonstrations are primarily conducted either off-site or by telephone, mail or other electronic communication. (Ord. 6966 §1, 2007)

19.485.040 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all home occupation businesses unless otherwise specified here.

- A. The home occupation shall be clearly incidental and subordinate to the primary use of the dwelling unit.
- B. The site of the home occupation must be the principal residence of anyone engaged in the home occupation. In addition, no more than one non-resident employee or assistant is permitted to engage in home occupation activities at the site at any given time.
- C. There shall be no external visible evidence of the home occupation.
- D. A maximum of one room within the dwelling unit or 25 percent of the total square footage of the dwelling unit may be used for the home occupation.
- E. The home occupation shall not involve the use of any accessory building or outdoor area for any related activity, including storage or display. However, the use of an attached garage for a permitted home occupation is allowed, provided that required covered parking is continually available and accessible for use.
- F. Direct sale of products or merchandise on the premises from which the home occupation is conducted shall be prohibited.
- G. A maximum of one customer or client vehicle at any given time shall be allowed to visit the premises of the home occupation.
- H. No home occupation use shall create or result in glare, smoke, dust, vibration, fumes, odor, electrical, radio or television interference, fire hazard, significant vehicular or pedestrian traffic, or any other hazard or nuisance disruptive to reasonable use of the surrounding properties. Home occupations shall also comply with the provisions of [Title 7](#) of the Municipal Code.
- I. The use or storage of any flammable, combustible, or toxic material in conjunction with a home occupation shall be limited to quantities in accordance with the Fire Code as incorporated by the Riverside Municipal Code for a residential use.
- J. Signage or commercial advertising for the home occupation is prohibited.
- K. Only one vehicle owned by the operator of the home occupation, no larger than 10,000 pounds gross vehicle rating weight, may be used in conjunction with the home occupation.

- L. If more than one home-based business is conducted at a given site, the aggregate of all the home-based businesses shall comply with these standards.
- M. The home occupation shall not increase the use of utilities or community facilities beyond that normal to the use of the property for residential purposes.
- N. The home occupation shall comply with all other Municipal Code requirements and any applicable County, State, and Federal laws.
- O. A medical marijuana dispensary is not a permitted home occupation. (Ord. 6966 §1, 2007)

19.485.050 Modifications.

No modifications to the above site location, operation and development standards shall be allowed in conjunction with a Home Occupation.

Exhibit “77”

Chapter 19.490

MINING/MINERAL EXTRACTION

19.490.010 Purpose.

19.490.020 Applicability and Permit Requirements.

19.490.010 Purpose.

The purpose of regulating mining/mineral extraction uses is to ensure compatibility of such uses with surrounding uses and properties and compliance with the provisions of the State Surface Mining and Reclamation Act of 1975. (Ord. 6966 §1, 2007)

19.490.020 Applicability and Permit Requirements.

Mining/mineral extraction uses are permitted as forth in article V, Base Zones and Related Use and Development Provisions subject to the provisions contained in the State Surface Mining and Reclamation Act of 1975 and the Public Resources Code. (Ord. 6966 §1, 2007)

Exhibit “78”

Chapter 19.495

OUTDOOR DINING AND FOOD PREPARATION (PERMANENT)

- 19.495.010 Purpose.**
- 19.495.020 Applicability and Permit Requirements.**
- 19.495.030 Site Location, Operation and Development Standards.**
- 19.495.040 Modifications.**

19.495.010 Purpose.

The purpose of regulating outdoor dining incidental to a permanent indoor restaurant is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.495.020 Applicability and Permit Requirements.

Outdoor dining and food preparation, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

- A. Any use of public rights-of-way shall be subject to the granting of an encroachment permit by the Public Works Department and verification and maintenance of liability insurance by the City's Risk Manager.
- B. All outdoor dining areas shall be designed in compliance with the City's "Outdoor Dining and Outdoor Food Preparation Requirements and Design Guidelines."
- C. The regulations contained in this Chapter for outdoor food preparation pertain to those preparation activities related to permanent indoor restaurants and do not apply to outdoor preparation of food in association with a legally established school or assemblies of people - non-entertainment or similar use that is separately regulated. (Ord. 6966 §1, 2007)

19.495.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to outdoor dining unless otherwise specified here.

- A. The outdoor dining area shall be located in a designated dining area approved by the Community & Economic Director or his/her designee.
- B. All outdoor facilities shall be located so they do not pose a hazard or nuisance to pedestrians.
- C. The design of all outdoor facilities shall be consistent with the adopted Citywide Design Guidelines.
- D. Outdoor dining facilities, including food preparation, shall be in compliance with all requirements of the Riverside County Health Department, Police Department, Fire Department and the South Coast Air Quality Management District at all times.

- E. Consumption of food shall be limited to items purchased at the on-site restaurant. (Ord. 6966 §1, 2007)
- F. Consumption of alcoholic beverages shall be in compliance with Chapter 19.450 of the Zoning Code and all applicable requirements of the Department of Alcoholic Beverage Control (ABC).

19.495.040 Modifications.

Modifications to the above Site Location, Operation and Development Standards shall require consideration of a Minor Conditional Use Permit.

Exhibit “79”

Chapter 19.500

OUTDOOR DISPLAY OF INCIDENTAL PLANT MATERIALS

- 19.500.010 Purpose.**
- 19.500.020 Applicability and Permit Requirements.**
- 19.500.030 Site Location, Operation and Development Standards.**
- 19.500.040 Modifications.**

19.500.010 Purpose.

The purpose of regulating the outdoor display of plant materials incidental to the primary business located on a site is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.500.020 Applicability and Permit Requirements.

Outdoor display of incidental plant materials. As defined in Article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

The regulations in this Chapter shall apply to the outdoor display of live plant materials apart from a permitted permanent plant nursery enclosure associated with a business for which the primary business is some business other than a nursery, and for which a year-round nursery function is permitted. No special permit shall be required for the outdoor display of live plant materials, other than any permit or approval that may be required for the primary business. (Ord. 6966 §1, 2007)

19.500.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to outdoor display of incidental plant materials unless otherwise specified here.

- A. The outdoor display of items shall be limited to live plants only and shall not be for the purpose of any other form of merchandise display.
- B. The outdoor display shall be limited to 20 feet either side of the main public entrance or to the parking lot frontage of the permanent plant nursery enclosure.
- C. Plant displays shall not obstruct walkways, driveways, parking areas, pathways or any surface designed to accommodate disabled persons, including but not limited to, designated handicapped parking spaces. Plant displays shall also not extend into any public right-of-way.
- D. All cashiering shall occur within the retail building or permanent nursery enclosure.
- E. There shall be no more than a single one square foot price sign for each variety of live plant product displayed. Each permitted sign shall be placed immediately adjacent to the plant product referenced on the permitted price sign.

- F. Activities such as potting, arranging, packaging, or propagation are prohibited.
- G. Display racks or other structures utilized to display live plants shall not exceed 6 feet in overall height.
- H. All incidental equipment and supplies, including fertilizer and empty cans, shall be stored within a completely enclosed building. (Ord. 6966 §1, 2007)

19.500.040 Modifications.

No modifications to the above site location, operation and development standards shall be allowed.

Exhibit “80”

Chapter 19.505

OUTDOOR DISPLAY AND SALES - INCIDENTAL

- 19.505.010 Purpose.**
- 19.505.020 Applicability and Permit Requirements.**
- 19.505.030 Site Location, Operation and Development Standards.**
- 19.505.040 Modifications.**

19.505.010 Purpose.

The purpose of regulating outdoor display and sales is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.505.020 Applicability and Permit Requirements.

Outdoor display and sales, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.505.030 Site Location, Operation and Development Standards

- A. Outdoor display and sales activities, other than those associated with vehicle and large equipment sales or rental, shall only be permitted subject to the granting of a temporary use permit pursuant to the provisions of Chapter 19.740 (Temporary Use Permits) or Chapter 19.500 (Outdoor Display of Incidental Plant Materials).
- B. For Vehicles, Equipment and Other Items Customarily Displayed and Sold in Outdoor Areas
 - 1. The lot shall be paved with not less than 2-and-a-half inches of asphaltic concrete or an equivalent surfacing meeting the established standards and specifications of the Public Works Department for a minimum depth measured from all abutting existing or street rights-of-way where such activity occurs, 200 feet of combined paving and landscaping, of which a minimum of 10 feet shall consist of landscaping, or as required by the underlying zone, and 190 feet of paving.
 - 2. Any outdoor display or sales area described in paragraph 1 above shall be paved as provided above or overlaid with a dust-free surface such as decomposed granite, oiled native soil, or a suitable substitute approved by the Public Works Department.
 - 3. All such areas shall be graded and drained so as to dispose of all surface water in a manner consistent with water quality control standards enforced by the Public Works Department.
 - 4. All such areas shall be maintained in good repair, in a clean, neat and orderly condition.

5. All such areas shall be provided with internal circulation, safe entrances and exits meeting the established standards and specifications of the Planning Division and Public Works Department
6. Where any such area adjoins or is across an alley from property in a zone that permits residential uses, a decorative masonry wall of a minimum 6 feet in height shall be erected and maintained so as to physically separate the display or sales area from the residential property. However, such wall shall be limited in height to 3 feet within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be limited in height to 3 feet within 10 feet of the street property line.
7. All such areas shall have a landscaped area not less than 10 feet in depth or the depth of the required yard area, whichever is greater, maintained along the street side of the lot. (Ord. 6966 §1, 2007)

19.505.040 Modifications.

Modifications to Site Location, Operation and Development Standards B1 through B7 above shall require consideration of a Conditional Use Permit.

Exhibit “81”

Chapter 19.510

OUTDOOR STORAGE - INCIDENTAL

- 19.510.010 Purpose.**
- 19.510.020 Applicability and Permit Requirements.**
- 19.510.030 Site Location, Operation and Development Standards.**
- 19.510.040 Screening of Outdoor Storage.**
- 19.510.050 Modifications.**

19.510.010 Purpose.

This purpose of regulating outdoor storage is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.510.020 Applicability and Permit Requirements.

Outdoor Storage - Incidental, as defined in Article X (Definitions), is permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter and the Municipal Code, Title 6. (Ord. 6966 §1, 2007)

19.510.030 Site Location, Operation and Development Standards.

A. Vehicles, Equipment and Other Items Customarily Stored in Outdoor Areas

1. The lot shall be paved with not less than 2-and-a-half inches of asphaltic concrete or an equivalent surfacing meeting the established standards and specifications of the Public Works Department for a minimum depth measured from all abutting existing or street rights-of-way as follows:
 - a. For the BMP Zone where such activity occurs 100 feet of combined paving and landscaping, with a minimum of 10 feet of landscaping or more as may be required by the zone, and 90 feet of paving.
 - b. For the I Zone where such activity occurs 100 feet of paving, with no required landscaping, unless required by the zone.
2. Any outdoor storage area described in paragraph 1 above shall be paved as provided above or overlaid with a dust-free surface such as decomposed granite, oiled native soil, or a suitable substitute approved by the Public Works Department.
3. All such areas shall be graded and drained so as to dispose of all surface water in a manner consistent with water quality control standards enforced by the Public Works Department.
4. All such areas shall be maintained in good repair, in a clean, neat and orderly condition.

5. All such areas shall be provided with internal circulation, safe entrances and exits meeting the established standards and specifications of the Planning Division and Public Works Department.
6. Where any such area adjoins or is across an alley from property in a zone that permits residential uses, a decorative masonry wall of a minimum 6 feet in height shall be erected and maintained so as to physically separate the storage area from the residential property. However, such wall shall be limited in height to 3 feet within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be limited in height to 3 feet within 10 feet of the street property line.
7. All such areas shall have a landscaped area not less than 10 feet in depth, or the depth of the required yard area or the depth as required for specific uses, whichever is the greatest, maintained along the street side of the lot. (Ord. 6966 §1, 2007)

19.510.040 Screening of Outdoor Storage.

Screening of outdoor storage shall comply with the following:

- A. When permissible outdoor storage is utilized, such storage shall be visually screened from all adjacent building sites and public streets and alleys by a solid masonry wall of a height sufficient to screen all materials stored outdoors, but not less than 6 feet in height, or by a building.
- B. The screening herein required shall be established at or before the time any area is used for outdoor storage.
- C. Where topographical conditions or existing structures are such that strict compliance with the requirements of this section would not be necessary to accomplish the purposes of this section, the Approving Authority may waive compliance with all or part of such requirements. (Ord. 6966 §1, 2007)

19.510.050 Modifications.

Modifications to the above Site Location, Operation and Development Standards and screening of outdoor storage standards shall require consideration of a Minor Conditional Use Permit.

Exhibit “82”

Chapter 19.515

PLAY AREAS INCIDENTAL TO RESTAURANTS

- 19.515.010 Purpose.**
- 19.515.020 Applicability and Permit Requirements.**
- 19.515.030 Site Location, Operation and Development Standards.**
- 19.515.040 Modifications.**

19.515.010 Purpose.

The purpose of regulating play areas incidental to restaurants is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.515.020 Applicability and Permit Requirements.

Play areas incidental to restaurants, as defined in Article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

If incidental to a restaurant with drive a drive-thru lane(s), the play area will be reviewed at the time any discretionary permit for the drive-thru lane(s) is reviewed pursuant to Chapter 19.475 (Drive-thru Businesses). If the play area is proposed to be added after the establishment of the drive-thru facility, modification of the applicable discretionary permit shall be required pursuant to the requirements of Article IX (Land Use and Development Permit Requirements/Procedures). (Ord. 6966 §1, 2007)

19.515.030 Site Location, Operation and Development Standards.

- A. Playgrounds are strongly encouraged to be designed as an indoor facility that is an integral part of the main building structure.
- B. Where an outdoor playground is proposed, the following design criteria shall be applied.
 - 1. The outdoor play area shall include a covered patio attached to the main building structure.
 - 2. The outdoor play area shall be enclosed with a decorative wall or fence.
 - 3. Substantial landscape screening shall be provided around the fence/wall.
 - 4. The design of the play area and any related outdoor dining area shall be architecturally consistent with the design of the main restaurant building.
 - 5. The location of the play area shall be oriented away from street frontages and any existing or proposed drive-thru lanes.

19.515.040 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered under the required Minor Conditional Use Permit.

Exhibit “83”

Chapter 19.520

RENTAL OF ROOMS

19.520.010 Purpose.

19.520.020 Applicability and Permit Requirements.

19.520.030 Site Location, Operation and Development Standards.

19.520.010 Purpose.

The purpose of regulating the rental of a room or rooms is to ensure compatibility of such uses with surrounding neighborhoods and properties and to avoid any impacts associated with such uses (e.g., parking, open space, etc.). (Ord. 6966 §1, 2007)

19.520.020 Applicability and Permit Requirements.

The rental of a room or rooms, as defined in Article X (Definitions), is permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.520.030 Site Location, Operation and Development Standards.

Rented rooms are permitted in any single-family residence/dwelling for the occupancy of not more than two individuals per single-family residence/dwelling.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to rental of rooms, unless otherwise specified here.

Notwithstanding the foregoing, a Room Rental Permit Agreement may be issued for occupancy by up to four individual renters if all the following conditions are met.

A. Site Location Standards

1. The use shall be compatible with neighboring uses.
2. The establishment of the rental of rooms shall not result in harm to the health, safety or general welfare of the surrounding neighborhood or create substantial adverse impacts on adjoining properties or land uses.

B. Operation and Development Standards

1. Noise levels generated at the premises shall conform to Chapter 19.590 of the Zoning Code and Title 7 (Noise Control) of the Riverside Municipal Code.
2. Tenants shall be required to preserve and maintain neighborhood peace and order.
3. Properties covered by a Room Rental Permit Agreement shall be maintained in a manner compatible with the adjacent properties and neighborhood and comply with the property maintenance provisions of "Title 6 (Health and Sanitation) of the Riverside Municipal Code." Property maintenance includes, but is not limited to,

landscape maintenance, trash and debris, inoperable vehicles, parking on unimproved surfaces, failure to remove trash containers from the curb on trash collection day and improper outdoor storage.

4. Rental of rooms shall be limited to no more than four individual renters per single-family residence/dwelling.
5. This section shall be applicable to any room rental or lease agreement signed after the effective date of this Chapter. (Ord. 7222 §4, 2013; Ord. 6966 §1, 2007)

Exhibit “84”

Chapter 19.525

SECOND DWELLING UNITS

19.525.010 Purpose.

19.525.020 Applicability and Permit Requirements.

19.525.030 Site Location, Operation and Development Standards.

19.525.010 Purpose.

The purpose of regulating second dwelling units is required by State law pursuant to Government Code Section 65852.2 and to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.525.020 Applicability and Permit Requirements.

Second dwelling units, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.525.030 Site Location, Operation and Development Standards.

- A. The lot size shall be the minimum lot area of 10,000 square feet or the minimum lot area required by the underlying zone, whichever is greater.
- B. Maximum lot coverage shall be the same as the underlying zone.
- C. Second dwellings are not allowed in the required rear yard setback.
- D. The number of total dwellings permitted on a single lot in any single-family residential zone, except the RR, RC and RA-5 Zones, shall be limited to no more than two, that may include the primary dwelling and either a second dwelling, auxiliary dwelling unit, a guest house, or accessory living quarters. The second dwelling may be established within or connected to the primary dwelling.
- E. There is no maximum size for the second dwelling, except that size shall be limited by meeting all of the lot development standards for the underlying zone.
- F. For a detached second dwelling, the height shall be limited to a single-story, 20-foot-high building.
- G. Second dwellings shall be required to meet the minimum building setback requirements of the underlying zone.
- H. The second dwelling shall have a separate, minimum one car, covered parking space separate from, and in addition to, parking provided for the primary dwelling and shall not be permitted within the building setbacks.
- I. The second dwelling, whether attached or detached from the primary structure, shall be architecturally compatible to the primary dwelling in architectural style, colors, and

materials. If a property is located within the boundaries of a designated historic district, the second dwelling shall comply with the Citywide Residential Historic District Design Guidelines. No exterior stairways may be visible from the public right-of-way, excepting from alleys.

- J. One of the two dwellings, either the primary or second dwelling, is required to be occupied by the owner of the property.
- K. If one of the dwellings is not owner occupied for any period longer than 90 days, one of the two dwellings is required to be converted to accessory living quarters or a guest house, and kitchen facilities shall be removed in accordance with this Title.
- L. A covenant shall be recorded with the Riverside County Recorder on the property, subject to approval of the Planning Division and City Attorney's Office, to restrict the property with the requirements of this section prior to issuance of a building permit for the second dwelling. This use restriction shall be binding upon any successor in ownership of the property.
- M. A Minor Conditional Use Permit is required for a second dwelling unit not in compliance with all of the provisions of 19.525.030 (this section). (Ord. 6966 §1, 2007)

Exhibit “85”

Chapter 19.527

VEHICLE REPAIR - PERSONAL

19.527.010 Purpose.

19.527.020 Applicability and Permit Requirements.

19.527.030 Site Location, Operation, Development Standards, and Design Guidelines.

19.527.040 Modifications.

19.527.010 Purpose.

The purpose of this chapter is to regulate the repair of personal vehicles on private property in residential zones so as to ensure the compatibility of such a use with surrounding uses and properties, and to avoid any impacts typically associated with the repair of vehicles.

19.527.020 Applicability and Permit Requirements.

Vehicle repair - personal is permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.527.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to vehicle repair facilities - residential, unless otherwise specified here.

A. Repair, maintenance, and overhaul of motor vehicles, motorized and nonmotorized recreational vehicles, aircraft, boats, and utility trailers in any residential zone shall be limited to the following:

1. Repair of any motor vehicle, motorized or nonmotorized recreational vehicle, aircraft, boat, or utility trailer shall be conducted in a completely enclosed garage or a rear yard area enclosed by six-foot-high fencing. The repair of any motor vehicle, motorized or nonmotorized recreational vehicle, aircraft, boat, or utility trailer occurring in any front or street side yard, or in any area visible to a public street, shall not be permitted
2. Minor repairs which can be completed within a twenty-four (24) hour period are permitted to occur on a legal driveway area or parking space. Minor repairs include a tune-up, brake repair, hose and fan belt replacement, electrical system repair, fuel system repair, and other similar work.
3. Repairs of motor vehicles, motorized and nonmotorized recreational vehicles, aircraft, boats, and utility trailers shall be limited to one personal vehicle, motorized or nonmotorized recreational vehicle, aircraft, boat, or utility trailer under repair at a time. The motor vehicle, motorized and nonmotorized recreational vehicle, aircraft, boat, or utility trailer under repair shall be registered at the address where the repair occurs.

4. All parts, tools and equipment shall be stored in a completely enclosed building.
(Ord. 7109 §8, 2010)

19.527.040 Modifications.

No modifications to the above site location, operation and development standards are permitted.

Exhibit “86”

Chapter 19.530

WIRELESS TELECOMMUNICATION FACILITIES

- 19.530.010 Purpose.**
- 19.530.020 Definitions.**
- 19.530.030 Applicability and Permit Requirements.**
- 19.530.040 Permit Review ("Shot Clock") Time Periods.**
- 19.530.050 Site Location, Operation, Development Standards, and Design Guidelines.**
- 19.530.060 Other Applicable Regulations.**

19.530.010 Purpose.

The purpose of this section is to ensure compatibility between wireless telecommunication facilities and adjacent land uses and properties and to avoid any impacts associated with such uses, while encouraging the orderly development of wireless communication infrastructure within the City of Riverside to serve its residents and businesses.

A wireless telecommunications facility is permitted to be sited in the City of Riverside subject to applicable requirements imposed by this chapter, which may include a design review process, a conditional use permit application process, or both. These processes are intended to permit wireless telecommunications facilities that blend with their existing surroundings and do not negatively impact the environment, historic properties, or public safety.

19.530.020 Definitions.

The following abbreviations, phrases, terms and words shall have the meanings assigned in this section, as may be amended from time to time, unless the context indicates otherwise. Words that are not defined in this section or other chapters or sections of the Riverside Municipal Code shall have the meanings as set forth in Chapter 6 of Title 47 of the United States Code, Part 1 of Title 47 of the Code of Federal Regulations, and, if not defined therein, their common and ordinary meaning.

- (1) **"Antenna"** means a wireless antenna and its associated equipment (rods, discs, poles, panels, or similar devices) used for the transmission or reception of radio frequency signals. The term includes a macrocell antenna and a microcell antenna.
- (2) **"Associated equipment"** means any and all on-site equipment, including, without limitation, back-up generators and power supply units, cabinets, coaxial and fiber optic cables, connections, shelters, radio transceivers, regular power supply units, and wiring, to which a wireless antenna is attached in order to facilitate mobile broadband service and personal wireless service delivered on mobile broadband devices.
- (3) **"Base-Station"** means a structure or equipment at a fixed location that enables FCC-licensed or authorized wireless telecommunications between user equipment and a communications network. The term does not encompass a tower as defined herein or any equipment associated with a tower. Base-Station includes, without limitation:

- (i) Equipment associated with wireless telecommunications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.
 - (ii) Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems ("DAS") and small-cell networks).
 - (iii) Any structure other than a tower that, at the time the relevant application is filed with the city under this section, supports or houses equipment described in paragraphs (i)-(ii) above and has been previously reviewed and approved by the city.
- (4) **"Building-Mounted"** means mounted to the side or façade of a building, or to the side of another structure such as a water tank, church steeple, freestanding sign, or similar structure, but not to include the roof of any structure.
- (5) **"Carrier on Wheels" or "Cell on Wheels" ("COW")** means a portable self-contained facility that can be moved to a location and set up to provide Personal Wireless Services. A COW is normally vehicle-mounted and contains a telescoping boom as the Antenna Support Structure.
- (6) **"Collocation"** means the mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.
- (7) **"Distributed Antenna System" ("DAS")** means a distributed antenna network consisting of one or more nodes connected by a fiber system to a carrier's base transceiver station or other location commonly referred to in the communications industry as an "eNodeB", or "NodeB", or similar designation. DAS's are considered a neutral host facility for the purposes of this Chapter.
- (8) **"Eligible Facilities Request"** means any request for modification of an existing tower or Base-Station that, within the meaning of the Spectrum Act, does not substantially change the physical dimensions of that tower or Base-Station, and involves (a) the collocation of new transmission equipment, (b) the removal of transmission equipment, or (c) the replacement of transmission equipment.
- (9) **"Eligible Support Structure"** means any existing tower or Base-Station that exists at the time the application is filed with the city.
- (10) **"Existing"** for a constructed tower or Base-Station, means that the tower or Base-Station has been previously reviewed and approved under the applicable city zoning or

siting process, or under another applicable state or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is "Existing" for purposes of this definition.

- (11) **"FCC"** means the Federal Communications Commission or successor agency.
- (12) **"Fixed Wireless Antenna Facility"** means an un-staffed facility for the transmission or reception of wireless telecommunications services, commonly consisting of an antenna array, connection cables, a support structure to achieve the necessary elevation, and an equipment facility or subterranean vault to house accessory equipment that may include cabinets, pedestals, shelters and similar protective structures.
- (13) **"Fixed Wireless Services"** means any personal wireless services as defined in the Federal Telecommunications Act of 1996, including federally licensed wireless telecommunications services consisting of cellular services, personal communications services (PCS), specialized mobile radio services (SMR), enhanced specialized mobile radio services (ESMR), paging and similar services that currently exist or that may be developed in the future.
- (14) **"Ground-mounted"** means mounted to a base (e.g. pole, tower or other freestanding structure specifically constructed for the purpose of supporting an antenna or wireless communication facility) placed directly on the ground.
- (15) **"Project"** means a WCF to be located in the City of Riverside for which a permit is required by the city.
- (16) **"RF"** means radio frequency on the radio spectrum.
- (17) **"Spectrum Act"** means Section 6409(a) of the Middle Class Tax Relief Act and Job Creation Act of 2012, 47 U.S.C. § 1455(a) (providing, in part, "... a State or local government may not deny, and shall approve, any Eligible Facilities Request for a modification of any existing wireless Tower or Base-Station that does not substantially change the physical dimensions of such Tower or Base-Station.").
- (18) **"Small Cell Network(s)"** means a network consisting of one or more nodes connected, directly or indirectly, by fiber to a carrier's mobile switching center or other point of interconnection. Small Cell Networks are considered to be neutral host facilities for the purposes of this Chapter.
- (19) **"Stealth Facility"** means any facility that is architecturally integrated into a building or other concealing structure, such that no portion of any antenna, antenna equipment or any other apparatus associated with the function of the facility is visible. A Stealth Facility may also refer to any ground or building-mounted facility that is designed to

mask or blend the facility with the surrounding environment in such a manner to render it unnoticeable to the casual observer. The concealing structure shall have an aesthetically pleasing architectural design which fits into the context of its surroundings.

(20) **"Substantially Changes"** means, in the context of an eligible support structure, a modification of an existing tower or Base-Station where any of the following criteria is met:

i. For a tower not located in the public rights-of-way:

1. The height of the tower is increased by (I) more than ten (10) percent, or (II) by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty (20) feet, whichever is greater; or
2. There is added an appurtenance to the body of the tower that would protrude from the edge of the tower by (I) more than twenty (20) feet, or (II) more than the width of the tower at the level of the appurtenance, whichever is greater.

ii. For a tower located in the public rights-of-way and for all Base-Station:

1. The height of the tower or Base-Station is increased by more than ten (10) percent or ten (10) feet, whichever is greater; or
2. There is added an appurtenance to the body of that structure that would protrude from the edge of that structure by more than six (6) feet; or
3. It involves the installation of ground cabinets that are more than ten (10) percent larger in height or overall volume than any other ground cabinets associated with the structure; or
4. It involves the installation of any new equipment cabinets on the ground if there is no pre-existing ground cabinet associated with that structure.

iii. For any eligible support structure:

1. It involves the installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four (4) cabinets; or

2. There is entailed in the proposed modification any excavation or deployment outside of the current site of the tower or Base-Station; or
 3. The proposed modification would cause the concealment/camouflage elements of the tower or Base-Station to be defeated; or
 4. The proposed modification would not comply with the conditions associated with the prior siting approval of construction or modification of the tower or Base-Station, unless the non-compliance is due to an increase in height, increase in width, addition of cabinets, or new excavation that does not exceed the corresponding thresholds in this section.
- iv. To measure changes in height for the purposes of this section, the baseline is:
1. For deployments that are or will be separated horizontally, measured from the original support structure;
 2. For all others, measured from the dimensions of the tower or Base-Station, inclusive of originally approved appurtenances and any modifications that were approved by the city prior to February 22, 2012.
- v. To measure changes for the purposes of this section, the baseline is the dimensions that were approved by the city prior to February 22, 2012.

- (21) **"Support Structure"** means a freestanding structure that is designed and constructed for the specific purpose of supporting an antenna array and that may consist of a tower, mast, self-supporting lattice tower, guy-wire support tower, or other similar structures.
- (22) **"Tower"** means any structure built for the sole or primary purpose of supporting any FCC-licensed or -authorized antenna, including any structure that is constructed for wireless telecommunications service. This term does not include a Base-Station.
- (23) **"Transmission Equipment"** means equipment that facilitates transmission of any FCC-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas and other relevant equipment associated with any necessary to their operation, including coaxial or fiber-optic cable, and regular and backup power supply.

- (24) **"Wireless"** means any Commission-authorized wireless telecommunications service, including broadcast and WiFi.
- (25) **"Wireless telecommunications Facility" or "WTF"** means any antenna, associated equipment, Base-Station, small cell system, tower, and/or transmission equipment located in the City of Riverside.
- (26) **"Wireless telecommunications Service"** means, without limitation, all FCC-licensed back-haul and other fixed wireless services, broadcast, private, and public safety communication services, and unlicensed wireless services.

19.530.030 Applicability and Permit Requirements.

Wireless telecommunication facilities and related support structures, as defined herein, are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions, subject to the requirements contained in this Chapter.

A. Following are the use and permit requirements for wireless telecommunication facilities on private properties.

1. Prohibited Facilities.
 - a. All wireless telecommunication facilities in the RA-5 - Residential Agricultural and RC - Residential Conservation Zones and any other property in the City developed with a residential use.
2. Conditional Use Permit (CUP).
 - a. New wireless telecommunication facilities which do not comply with the applicable site location, operation and development standards contained in this chapter.
 - b. Modifications to an existing eligible wireless telecommunication facility support structure that involve a substantial change (as defined herein) to the existing facility and do not comply with the applicable site location, operation and development standards contained in this chapter.
3. Administrative Design Review (DR).
 - a. New Stealth wireless telecommunications facilities that comply with the applicable site location, operation and development standards contained in this Chapter.
 - b. Modifications to an existing eligible wireless telecommunications facility ("Eligible Facilities Request" as defined herein) that do not involve a substantial change to the existing facility.
 - c. Carrier on wheels or Cell on Wheels (COWs) as defined herein in zones where wireless telecommunications facilities are normally permitted, for a

period in excess of those time frames for exempt facilities as stipulated in Section 19.530.030 A4 (d-f) below.

- d. Small Cell Networks (SASs) and Distributed Antenna Systems (DASs) as defined herein and other similar networks in zones where wireless telecommunications facilities are normally permitted.

4. Exempt Facilities.

- a. Wireless Telecommunications facilities on public properties, as well as within the public right of way or within easements.
- b. Antennas used by residential households solely for broadcast radio and television reception.
- c. Antennas and satellites used solely for non-commercial purposes.
- d. COWs placed for a period of not more than 21 days for temporary uses related to special events.
- e. COWs placed for a period of not more than 120 days for temporary use when associated with the replacement of permanent facilities.
- f. COWs placed for a period of not more than 120 days for temporary use after a declaration of an emergency or a disaster by the governor.

- B. At the time of submittal for a Conditional Use Permit or Administrative Design Review, the application shall include all of the information related to the proposed wireless telecommunications facility, including, but not limited to, site plans detailing proposed improvements pursuant to the requirements contained in Chapter 19.710 (Design Review).
- C. For an eligible facilities request, the applicant must specify in writing whether the applicant believes the application is for an eligible facilities request subject to the Spectrum Act, and if so, provide a detailed written explanation as to why the applicant believes that the application qualifies as an eligible facilities request.
- D. Any other information to satisfy other requirements, which may be amended from time to time, as required by the Community & Economic Development Director or his/her designee, as publically stated in the application checklist.

19.530.040 Permit Review (“Shot Clock”) Time Periods.

A. City Review of Application Materials.

- 1. The timeframe for review of an application shall begin to run when the application is submitted, but shall be tolled if the city finds the application incomplete and provides notice of incompleteness that delineates the missing information in writing. Such requests shall be made within 30 days of submission of the application. After

submission of additional information, the city will notify the applicant within 10 days of this submission if the additional information failed to complete the application.

2. For applications involving an “Eligible Facilities Request” as defined herein, the city will act on the application within 60 days, adjusted for any tolling due to requests for additional information or mutually agreed upon extensions of time.
3. For applications involving modifications to existing facilities that cannot be classified as an “Eligible Facilities Request”, the city will act on the application within 90 days, adjusted for any tolling due to requests for additional information or mutually agreed upon extensions of time.
4. For applications involving new fixed wireless telecommunication facility sites or neutral host sites (e.g. Distributed Antenna Systems, Small Cell Networks), the city will act on the application within 150 days, adjusted for any tolling due to requests for additional information or mutually agreed upon extensions of time.

19.530.050 Site Location, Operation, Development Standards, and Design Guidelines.

The development standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to wireless telecommunications facilities and support structures unless otherwise specified here.

A. Site Location, Operation, and Development Standards.

1. Ground-Mounted wireless telecommunications facilities shall be located outside of all required building setbacks of the underlying zone.
2. For Building-Mounted stealth wireless telecommunication facilities, materials shall be used that match in color, size, proportion, style, and quality with the exterior design and architectural character of the building or structure. Added architectural elements that are out of character with the existing structure or otherwise direct unnecessary attention to the structure are not permitted.
3. All wireless telecommunication facilities not exempted from the provisions of this chapter shall be located a minimum of 75 feet from any residential structure.
4. Ground-Mounted stealth wireless telecommunication facilities shall be sited so as to minimize views from the public right-of-way and adjacent properties. Consideration shall be given to placing ground-mounted stealth wireless telecommunications facilities in a manner where buildings or tall trees would reduce visibility of the wireless telecommunication facility.
5. An antenna, Base-Station, or tower shall be designed to minimize its visibility from off-site-locations and shall be of a “stealth” design, including concealment, screening, and other techniques to hide or blend the antenna, Base-Station or tower into the surrounding area.

6. Wireless telecommunication facilities should not necessitate the removal of any required landscaping or reduce the quantity of landscaping to a level of noncompliance with the Zoning Code.

- ii. Wireless Facility Height.

- a. Ground-Mounted stealth wireless telecommunications facilities shall be permitted up to a maximum height of 60 feet in the O, CR, CG, CRC, BMP, I and AIR Zones.
- b. Building-Mounted stealth wireless telecommunications facilities shall be allowed to be installed at a maximum height of 60 feet, or at the height of the tallest building on the property, whichever is greater, in the O, CR, CG, CRC, BMP, I and AIR Zones.
- c. In the RR, RE, R-1, R-3 and R-4 Zones, ground and Building-Mounted stealth wireless telecommunications facilities of up to 60 feet in height may be established on sites that are not developed with a residential use.
- d. In the MU-V, MU-N and MU-U Zones, ground and Building-Mounted stealth wireless telecommunications facilities of up to 60 feet in height may be established on sites where residential uses are not a component of the mixed use development.
- e. Modifications to an eligible support structure may exceed the maximum building height limitations within a zoning district, provided they do not constitute a substantial change to the facility.

- B. Design Guidelines.

1. Wireless Telecommunications facilities should be located in the following zones by order of preference:
 - a. Industrial Zones
 - b. Commercial Zones
 - c. Office Zones
 - d. Residential or Mixed Use Zones (not developed with a residential use)
2. Wireless Telecommunications facilities should be designed/camouflaged by order of preference:
 - a. Stealth - Building-Mounted
 - b. Stealth - Collocation on towers or Base-Stations
 - c. Stealth – New tower or Base-Station
3. Stealth Wireless Telecommunication Facility.

- a. Careful consideration of design details including color, texture, and materials shall be made to ensure the stealth design of the wireless telecommunication facility.
- b. Associated Equipment shall be enclosed by a decorative block wall.
- c. All ground-mounted wireless telecommunication facilities shall be, at a minimum, designed as stealth facilities. Design techniques shall be employed to minimize visual impacts and provide appropriate camouflage. Additional screening may also be required.
- d. All Ground-Mounted wireless telecommunication facility components, including all antenna panels, shall be painted or be designed to match the predominant color and/or design of the structure so as to be visually inconspicuous. The use of state-of-the-art technology and implementation of best practices shall be required to ensure high quality design.
- e. A minimum of three (3) live trees with a minimum brown trunk height of 20-feet shall be planted in close proximity to a wireless telecommunications facility designed as a faux tree. The Approving Authority may require additional live mature plantings to assist in mitigating visual impacts of wireless telecommunication facilities designed as faux trees.
- f. Where a wireless telecommunications facility is proposed to be located on a building rooftop, the Associated Equipment shall be enclosed within an architecturally integrated penthouse or otherwise be completely screened to the satisfaction of the Approving Authority. Required screening shall be decorative, of a design, color, and texture that is architecturally integrated with the building it is on.

4. Collocated Wireless Telecommunication Facility.

- a. All wireless telecommunication facility components, including all antenna panels, shall be painted or be designed to match the predominant color and/or design of the structure so as to be visually inconspicuous. The use of state-of-the-art technology and implementation of best practices shall be required to ensure high quality design.
- b. Collocation to an existing wireless telecommunication facility shall require the existing facility to be upgraded to meet the design standards for new facilities at the time of submittal. Best design practices shall be used to ensure a high quality stealth design.

5. Associated Equipment.

- a. Associated Equipment shall be completely screened. Required screening shall be decorative, of a design, color, and texture that is architecturally integrated with existing structures on the same site.

- b. Landscaping shall be provided around the perimeter of all above-ground Associated Equipment to effectively mitigate visual and safety impacts. The Approving Authority may require additional live mature plantings to assist in mitigating visual impacts of wireless telecommunication facilities.

19.530.060 Other Applicable Regulations.

A. Requirements for all wireless telecommunication facilities.

1. Safety Standards.

- a. All new wireless telecommunication facilities shall be designed within the applicable American National Standards Institute (ANSI) standards.
- b. No wireless telecommunication facility or combination of facilities shall produce at any time power densities that exceed current FCC adopted standards for human exposure to RF (Radio Frequency Radiation Exposure Standards) fields.
- c. An independent analysis, conducted by a qualified consultant, at the applicant's expense, shall be required to verify compliance with FCC Standards (including Radio Frequency Radiation Exposure Standards). Failure to comply with FCC Standards will result in the immediate cessation of operation of the wireless telecommunication facility. This shall be provided at the time of submittal.
- d. A wireless telecommunication facility shall be installed and maintained in compliance with the requirements of the Uniform Building Code, National Electrical Code, noise standards, and other applicable codes, as well as other restrictions specified in this section. The facility operator and the property owner shall be responsible for maintaining the facility in good condition, which shall include but not be limited to regular cleaning, painting, and general upkeep and maintenance of the site.
- e. In compliance with FAA (Federal Aviation Administration) regulations, safety lighting may be required for support structures.
- f. All wireless telecommunication facilities and Associated Equipment shall be designed to prevent unauthorized persons from accessing and/or climbing them. Walls and landscape materials intended to prevent unauthorized persons from accessing and climbing a wireless telecommunication facility shall comply with Chapter 19.550 – Fences, Walls, and Landscape Materials.

2. General Provisions.

- a. All wireless telecommunication facilities shall not bear any signs or advertising devices other than certification, warning, or other legally required seals or legally required signage.

- b. All wireless telecommunication facilities and related Associated Equipment shall be removed within 90 days of the discontinuation of use and the site shall be restored to its original preconstruction condition. The operator's agreeing to such removal shall be a condition of approval of each permit issued.
- c. Wireless telecommunication facilities and Associated Equipment, including any on-site generator, shall comply with Title 7 – Noise Control of the Riverside Municipal Code.
- d. All wireless telecommunication facilities within an airport influence area will be reviewed by the Planning Division for compliance with the Riverside County Airport Land Use Compatibility Plan. In addition, a determination will be made as to whether FAA (Federal Aviation Regulation) Part 77 review is necessary.
- e. All wireless telecommunication facilities shall be reviewed for compliance with the provisions of Title 20 (Cultural Resources) of the Riverside Municipal Code when the wireless telecommunication facility is on the property of, or in proximity to, a potential or designated cultural resource."

Exhibit “87”

ARTICLE VIII: SITE PLANNING AND GENERAL DEVELOPMENT PROVISIONS

Chapter 19.545

DENSITY BONUS

- 19.545.010 Purpose.**
- 19.545.020 Regulations for New Residential Construction.**
- 19.545.030 Regulations for Condominium Conversions.**
- 19.545.040 Regulations for Land Donation.**
- 19.545.050 Incentives, Concessions and In-Lieu Incentives.**
- 19.545.060 Parking Standards Incentive.**
- 19.545.070 Continued Affordability.**
- 19.545.080 Affordable Housing Agreement.**
- 19.545.090 Eligibility Requirements.**
- 19.545.100 Density Bonus Limits.**
- 19.545.110 Management and Monitoring of Affordable Rental Units.**
- 19.545.120 Density Bonus for Childcare Facilities.**
- 19.545.130 Appeals.**

19.545.010 Purpose.

The public good is served by the provision of housing that meets the needs of and affordable to all residents of the City.

- A. It is the purpose of this Chapter to provide incentives to developers for the production of housing affordable to lower-income households, moderate-income households and senior citizens.
- B. It is the purpose of this Chapter to implement the goals, objectives, and policies of the Housing Element of the City's General Plan.
- C. It is the purpose of this Chapter to increase the availability of child care facilities in the City.
- D. It is the purpose of this Chapter to implement Sections 65915 through 65918 of the California Government Code.
- E. Nothing in this Chapter is intended to create a mandatory duty on behalf of the City or its employees under the Government Tort Claims Act and no cause of action against the City or its employees is created by this Chapter that would not arise independently of the provisions of this Chapter. (Ord. 6966 §1, 2007)

19.545.020 Regulations for New Residential Construction.

- A. Upon written request of an applicant, the City shall grant a density bonus and at least one additional concession or incentive as set forth in Section 19.545.050 (Incentives, Concessions and In-Lieu Incentives), to an applicant or developer of a housing development of at least five units for residential construction as defined in Section 19.545.020 A 1 or 2 or the applicant or developer of a qualified (senior) housing as defined in Section 19.545.020 A 3 who agrees to construct at least one of the following:

1. A minimum of ten percent (10%) of the total units of the housing development as restricted and affordable to low-income households as defined in [Section 50079.5](#) of the Health and Safety Code; or
 2. A minimum of five percent (5%) of the total units of the housing development as restricted and affordable to very low income households as defined in [Section 50105](#) of the Health and Safety Code; or
 3. Any housing development as restricted to qualified (senior) residents as defined in [Section 51.3](#) and [51.12](#) of the Civil Code; or
 4. A minimum of ten percent (10%) of the total dwelling units in a common interest development as defined in [Section 1351](#) of the Civil Code for persons and families of moderate income as defined in [Section 50093](#) of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.
- B. If an applicant exceeds the percentages set forth in Section 19.545.020 A, the applicant shall be entitled to an additional density bonus calculated as follows:
1. For each one percent (1%) increase above the ten percent (10%) of the percentage of units affordable to lower income households, the density bonus shall be increased by one and a half percent (1.5%), up to a maximum of thirty five percent (35%).
 2. For each one percent (1%) increase above the five percent (5%) of the percentage of units affordable to low income households, the density bonus shall be increased by two and half percent (2.5%), up to a maximum of thirty five percent (35%).
 3. For each one percent (1%) increase above the ten percent (10%) of the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent (1%), up to a maximum of thirty-five percent (35%).
- C. The maximum allowable residential yield allowed by the applicable zone for the site shall be multiplied by 0.35. Any resulting decimal fraction shall be rounded to the next larger integer.
- D. If the development does not meet the requirements of paragraphs 1, 2 or 3 of Section 19.545.020 A but the applicant agrees or proposes to construct a development that meets the requirements of paragraph 4 of Section 19.545.020 A, a density bonus of at least ten percent (10%) shall be granted unless the applicant elects a lesser percentage. The number of density bonus units would be determined by the method established in Section 19.545.020 C except the multiplier would be 0.10.
- E. In cases where a density increase of less than thirty-five percent (35%) is requested no reduction will be allowed in the number of target dwelling units required. Target dwelling units is the number of units that will qualify the development for the density bonus as specified in sections 19.545.020 A and B.

- F. In cases where the developer agrees to construct both twenty percent of the total units for low income households and ten percent of the total units for very low income households, the developer is entitled to only one density bonus and at least one additional incentive.
- G. The units made available to lower income households, very low income households and moderate income households must be designed and constructed in the same manner as the market rate units, including but not limited to, the inclusion and use of interior and exterior architectural features, building materials, landscaping materials and construction techniques.
- H. A density bonus housing agreement shall be made a condition of the discretionary permits (e.g., tentative maps, planned residential developments, etc.) for all housing developments that request a density bonus and additional incentives, concessions or in-lieu incentives. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a project development that are designated for the location of target dwelling units.
- I. Any project for which a density bonus is granted under this Chapter is not eligible for an additional density bonus under Chapter 19.780 (Planned Residential Development Permit). (Ord. 6966 §1, 2007)

19.545.030 Regulations for Condominium Conversions.

- A. The City shall grant a density bonus, concession or incentives of equivalent financial value, as set forth in Section 19.545.050 (Incentives, Concessions and In-Lieu Incentives), to an applicant or developer proposing to convert apartments to condominiums, and who agrees to provide the following:
 - 1. A minimum of thirty three percent (33%) of the total units of the housing development as restricted and affordable to low-income or moderate-income households; or
 - 2. A minimum of fifteen percent (15%) of the total units of the housing development as restricted and affordable to lower-income households.
- B. An applicant/developer proposing to convert apartments to condominiums shall be ineligible for a density bonus, concession or incentives under this Section if the apartments proposed for conversion constitute a housing development for which a density bonus, concession or incentives were previously provided under this Chapter.
- C. In determining the number of density bonus dwelling units to be granted pursuant to the standards of this Chapter, the number of existing apartment units within the structure or structures proposed for conversion shall be multiplied by 0.35. Any resulting decimal fraction shall be rounded to the next larger integer.
- D. In determining the number of target dwelling units to be reserved pursuant to the standards of this Section, the number of existing apartment units within the structure or structures proposed for conversion shall be multiplied by either 0.33 or 0.15, for low or moderate-income households or lower-income households, respectively. The density bonus shall not be included when determining the number of housing units, that is equal

to thirty three percent (33%) or fifteen percent (15%) of the total units of the housing development. Any resulting decimal fraction shall be rounded to the next larger integer.

- E. In cases where a density increase of less than twenty five percent (25%) is requested, no reduction will be allowed in the number of target dwelling units required.
- F. A density bonus housing agreement shall be made a condition of the discretionary permits (tentative maps, planned unit developments, condominium conversion permits, etc.) for all condominium conversion proposals that request a density bonus, concessions or incentives. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a project development that are designated for the location of target dwelling units.
- G. Nothing in this Chapter shall be construed to require the City to approve a proposal to convert apartments to condominiums. (Ord. 6966 §1, 2007)

19.545.040 Regulations for Land Donation.

- A. When an applicant for a tentative subdivision map, parcel map, or other residential development donates land to the City that meets the requirements of this section, the applicant shall be entitled to a fifteen percent (15%) increase above the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan for the entire development.
 - 1. The developable acreage and the zoning classification of the land must be sufficient to permit construction of units in and amount not less than ten percent (10%) of the number of residential units of the proposed development; and
 - 2. The units shall be affordable to very low income households.
- B. For each one percent (1%) increase above the minimum ten percent (10%) land donation, the density bonus shall be increased by one percent (1%), up to a maximum of thirty five percent (35%). This increase shall be in addition to any increase in density mandated by 19.545.020 A (Regulations for New Residential Construction), the density bonus up to a maximum combined mandated density increase of thirty five percent (35%), if an applicant seeks both the increase required pursuant to this subdivision and 19.545.020 (Regulations for New Residential Construction).
- C. All density calculations resulting in fractional units shall be rounded up to the next whole number.
- D. Nothing in this Section shall be construed to enlarge or diminish the authority of the City to require a developer to donate land as a condition of development.
- E. An applicant shall be eligible for increased density bonus described in Section 19.545.020 B (Regulations for New Residential Construction), if all of the following conditions are met:
 - 1. The land is donated and transferred no later than the date of approval of the final subdivision map, parcel map, or residential development application to the City or to a housing developer approved by the City and by this time the transferred land

shall have all permits and approvals, other than building permits, necessary for the development of the very low income housing, with the exception of any design review that would be allowed pursuant to Government Code [Section 65583.2\(I\)](#), as the same may be amended from time to time, if the design has not been reviewed prior to the time of transfer;

2. The Zoning classification and General Plan designation of the land being transferred is appropriate for affordable housing and the land is or will be served by adequate public facilities and infrastructure;
3. The transferred land is at least one acre in size or of sufficient size to permit development of at least forty (40) units;
4. There must be appropriate zoning and development standards to make the development of the affordable units feasible; and
5. The transferred land is within the boundary of the proposed development. The applicant may submit a written request to the City to allow the transferred land to be located within one-quarter mile of the boundary of the proposed development. (Ord. 6966 §1, 2007)

19.545.050 Incentives, Concessions and In-Lieu Incentives.

- A. The applicant for a project meeting the requirements of Section 19.545.020 A (Regulations for New Residential Construction) may submit an application for a Site Plan Review Permit or a Planned Residential Development Permit, as appropriate. The applicant for a project meeting the requirements of Section 19.545.020 A may submit a proposal as part of an application for discretionary permits for specific incentive(s) or concession(s) and the City shall grant the requested incentive(s) or concession(s) unless the City makes a written finding, based on substantial evidence, of either of the following:
 1. The incentive or concession is not required in order to provide for affordable housing costs, as defined in [Section 50052.5](#) of the Health and Safety Code, or for rents for targeted units as specified in [Section 65915 \(c\)](#) of the State Government Code.
 2. The incentive or concession would have a specific adverse impact as defined in paragraph (2) of subdivision (d) of [Section 65589.5](#) of the Government Code, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
- B. The applicant shall receive the following number of incentives or concessions listed in 19.545.050 C:
 1. One incentive or concession for projects that include at least ten percent (10%) of the total units for lower income households, at least five percent (5%) for very low income households, or at least ten percent (10%) for persons and families of moderate income in a common interest development.

2. Two incentives or concessions for projects that include at least twenty percent (20%) of the total units for lower income households, at least ten percent (10%) for very low income households, or at least twenty percent (20%) for persons and families of moderate income in a common interest development.
3. Three incentives or concessions for projects that include at least thirty percent (30%) of the total units for lower income households, at least fifteen percent (15%) for very low income households, or at least thirty percent (30%) for persons and families of moderate income in a common interest development.

C. Incentives or in-lieu incentives may include, but are not limited to, the following:

1. A reduction in site development standards or a modification of Zoning Code requirements or architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission as provided in [Part 2.5 \(commencing with Section 18901\) of Division 13 of the Health and Safety Code](#), including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicle parking spaces that would otherwise be required (see Section 19.545.060 (Parking Standards Incentives)) that results in identifiable, financially sufficient and actual cost reductions.
2. Approval of Mixed Use Zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
3. Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable cost reductions;
4. Direct financial aid including, but not limited to community development block grant funding, or subsidizing infrastructure, land cost or construction costs or other incentives of equivalent financial value based upon the land costs per dwelling unit.

D. The value of each incentive will vary from project to project, therefore, additional incentives or in-lieu incentives shall be determined on a case-by-case basis.

E. For the purpose of the Chapter, "development standard" Includes site or construction conditions that apply to a residential development pursuant to any ordinance, general plan element, specific plan, charter amendment or other local condition, law policy, resolution, or regulation.

F. Consistent with Government Code [Section 65915 \(j\)](#), the granting of a concession or incentive shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval. This provision is declaratory of existing law.

G. The provisions set forth in this Chapter provide a process through which the City may implement the density bonus and other incentives provisions of Government Code

section 65915, as amended. However, neither those provisions nor any other provision of this Code are intended to require the City to grant any bonus or incentive in addition to those which may be required by Government Code section 65915, as amended. Unless other discretionary entitlement is required by this Chapter for a proposed development, including, but not limited to, a conditional use permit, variance, site plan review or modifications, every bonus and incentive shall be approved by resolution of the City Council after review by the Planning Commission. (Ord. 6966 §1, 2007)

19.545.060 Parking Standards Incentive.

- A. Upon request of the applicant, the following parking standards may apply, inclusive of handicapped and guest parking, to an entire housing development that meets standards of Section 19.545.020 A (Regulations for New Residential Construction):
 - 1. One onsite parking space for up to one bedroom;
 - 2. Two onsite parking spaces for up to three bedrooms; and
 - 3. Two and one-half parking spaces for more than three bedrooms.
- B. All parking calculations for the development resulting in a fraction shall be rounded up to the next whole number.
- C. Parking may be provided by tandem parking or uncovered parking, but not by on street parking.
- D. Any applicant may request additional parking incentives or concessions beyond those provided in this section pursuant to 19.545.020 (Regulations for New Residential Construction). (Ord. 6966 §1, 2007)

19.545.070 Continued Affordability.

- A. An applicant shall agree to, and the City shall ensure, continued affordability of all lower income density bonus units for 30 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.
 - 1. Those rental units targeted for lower income households shall be affordable at a rent that does not exceed thirty percent (30%) of sixty percent (60%) of area median income.
 - 2. Those rental units targeted for very low income households shall be affordable at a rent that does not exceed thirty percent (30%) of fifty percent (50%) of area median income.
 - 3. Ownership units shall be made available only to households whose income does not exceed the limits for the targeted households for the duration of the affordable housing agreement.
- B. An applicant shall agree to, and the City shall ensure, that the initial occupant of the moderate-income units that are directly related to the receipt of the density bonus in a common interest development are persons and families of moderate income.

1. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the sellers proportionate share of appreciation. The City shall recapture its proportionate share of appreciation, which shall then be used within three years for any purpose described in [Section 33334.2 \(e\)](#) of the Health and Safety Code that promote home ownership. The City's share shall be equal to the percentage by which the initial sales price to the moderate-income household was less than the fair market value of the home at the time of initial sale.
 2. If there is any direct financial contribution from the City through participation in the cost of infrastructure, write-down of land costs, or subsidizing the cost of construction, the City may limit the amount of the unit upon resale for a period of 45 years for single-family residential units and 55 years for multi-family residential units.
- C. Affordability shall be ensured by requiring the applicant to enter into an affordable housing agreement that shall be approved by the City Attorney's office, shall be recorded and run with the land.
- D. These requirements shall apply to land transferred pursuant to 19.545.040 (Regulations for Land Donation) and to any very low income units built on such land; the thirty (30) year period shall commence from the date that the final certificate is issued. (Ord. 6966 §1, 2007)

19.545.080 Affordable Housing Agreement.

- A. Applicants requesting a density bonus and/or incentive, shall agree to enter into an Affordable Housing Agreement with the City. The terms of the draft agreement shall be reviewed and revised as appropriate by the Community & Economic Development Director or his/her designee, who shall formulate a recommendation to the City Council for final approval.
- B. An applicant shall agree to continued affordability of all low- income, very low- income and senior citizen housing developments with density bonus units for at least thirty (30) years. An applicant shall agree to continued affordability of the moderate- income units that are directly related to the receipt of the density bonus for at least ten (10) years if the housing is in a common interest development.
- C. The Affordable Housing Agreement shall include at least the following:
1. The total number of units approved for the Housing Development, including the number of affordable units.
 2. A description of the household income group to be accommodated by the Housing Development and the standards for determining the corresponding affordable rent or affordable sales price and housings cost.
 3. The location, unit sizes (square feet), and number of bedrooms of the affordable units.

4. Tenure of use restrictions for affordable units of at least ten (10) or thirty (30) years, as applicable to the affordability component of the specific housing development.
5. A schedule for completion and occupancy of the affordable units.
6. A description of the development incentive(s) or equivalent financial incentives being provided by the City.
7. A description of remedies for breach of the agreement by either party (the City may identify tenants or qualified purchasers as third party beneficiaries under the agreement).
8. A recorded covenant for the affordable housing project shall be drafted to provide for liquidated damages to be paid to the City should a breach of the terms of the agreement occur. The amount of the liquidated damages shall be determined by the City of Riverside.
9. Other provisions to ensure implementation and compliance with this Chapter.
 - a. In the case of for-sale housing developments, the Affordable Housing Agreement shall provide for the following conditions governing the initial sale and use of affordable units during the applicable use restriction period:
 - (1) Affordable units shall, upon initial sale, be sold to eligible very-low or low- income households at an affordable sales price and housing cost, or to qualified residents.
 - (2) Affordable units shall be initially owner-occupied by eligible very-low or low-income households, or by qualified residents.
 - (3) The initial purchaser of each affordable unit shall execute an instrument or agreement approved by the City restricting the sale of the affordable unit in accordance with this Ordinance during the applicable use restriction period. Such instrument or agreement shall be recorded against the parcel containing the affordable unit and shall contain such provisions as the City may require to ensure continued compliance with this Ordinance and the State Density Bonus Law. An applicant shall also comply with any adopted monitoring policies and procedures.
 - b. In the case of rental housing development, the Affordable Housing Agreement shall provide for the following conditions governing the use of affordable units during the use restriction period:
 - (1) The rules and procedures for qualifying tenants, establishing affordable rent, filing vacancies, and maintaining affordable units for qualified tenants;
 - (2) Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this Chapter;

- (3) Provisions requiring the property owner to submit an annual report to the City, that includes the name, address, and income of each person occupying affordable units, and that identifies the bedroom size and monthly rent or cost of each affordable unit. (Ord. 7235 §9, 2013; Ord. 6966 §1, 2007)

19.545.090 Eligibility Requirements.

Only households meeting the standards for lower-income households (low and very low), moderate-income households, and qualified (senior) residents as defined in Section 19.545.020 A (Regulations for New Residential Construction) shall be eligible to occupy target dwelling units. (Ord. 6966 §1, 2007)

19.545.100 Density Bonus Limits.

Nothing in this Section shall be construed to prohibit the City from granting a density bonus greater than what is described in this section for a development that meets the requirements of this Section or from granting a proportionately lower density bonus than what is required by this Section for developments that do not meet the requirements of this Section. (Ord. 6966 §1, 2007)

19.545.110 Management and Monitoring of Affordable Rental Units.

Rental target dwelling units shall be managed/operated by the developer or his or her agent. Each developer of rental target dwelling units shall submit an annual report to the City identifying which units are target dwelling units, the monthly rent, vacancy information for each target rental dwelling unit for the prior year, monthly income for tenants of each target rental dwelling unit throughout the prior year, and other information as required by the City, while ensuring the privacy of the tenant. (Ord. 6966 §1, 2007)

19.545.120 Density Bonus for Childcare Facilities.

- A. When an applicant proposes to construct a housing development that conforms to the requirements of this Chapter and includes a childcare facility that will be located on the premises of, as part of, or adjacent to, the project, the City shall grant either of the following:
 1. An additional density bonus that is an amount of square feet of residential space that is equal to the amount of square feet in the childcare facility; or
 2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.
- B. The City shall require as a condition of approving the childcare facility that the following occur:
 1. The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable.

2. Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income.
- C. Notwithstanding any requirement of this subdivision, the City shall not be required to provide a density bonus or concession for a childcare facility if it finds, based upon substantial evidence, that the community has adequate childcare facilities.
- D. "Childcare facility," as used in this Section, means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended daycare facilities, and school age child care centers. (Ord. 6966 §1, 2007)

19.545.130 Appeals.

Any appeal relating to density bonuses, incentives, concessions, or waivers/modifications of development standards shall be governed by Chapter 19.680 (Appeals). (Ord. 6966 §1, 2007)

Exhibit “88”

Chapter 19.550

FENCES, WALLS AND LANDSCAPE MATERIALS

- 19.550.010 Purpose.**
- 19.550.020 Prohibited Materials.**
- 19.550.030 Height and Location Provisions.**
- 19.550.040 Fences, Walls and Hedges Not in Compliance.**
- 19.550.050 Sight Clearance Requirements.**
- 19.550.060 New Residential Construction.**
- 19.550.070 Historic Properties and Cultural Resources.**

19.550.010 Purpose.

This Chapter sets forth standards for the construction and maintenance of fences, walls, and landscape materials to ensure that such features are aesthetically pleasing and can provide for privacy and safety without obstructing views and without creating a public safety hazard or nuisance. (Ord. 6966 §1, 2007)

19.550.020 Prohibited Materials.

Fences or walls containing razor wire (visible to a public right-of-way, alley or parking lot), barbed wire or electrified wire shall be prohibited unless a variance is granted pursuant to Chapter 19.720 (Variance). (Ord. 6966 §1, 2007)

19.550.030 Height and Location Provisions.

Fences, walls, and hedges shall be allowed in conformance with the following provisions:

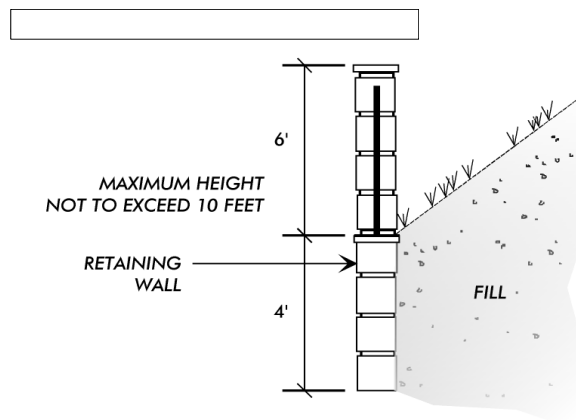
A. Front Yards

1. In the RA-5, RC, RR and RE Zones, any fence or wall in the required front yard setback may be up to 6 feet in height, provided that the openwork portion of the fence or wall above a height of 3 feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above 3 feet.
2. In all other zones, front yard fences or walls shall not exceed 4 feet in height provided that the openwork portion of the fence or wall above a height of 3 feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above 3 feet.
3. The height of fences or walls in front yard areas shall be measured inclusive of retaining wall portion.

B. Side and Rear yards

1. A fence or wall along a side or rear property line may be up to 6 feet in height provided it does not extend into a front yard. Higher fences or walls in commercial or industrial zones may be required by other provisions of the Zoning Code. (Ord. 6966 §1, 2007)

2. In side and rear yard areas, the height of fences or walls may be increased in height by up to a maximum of 4 feet by retaining wall portions.



19.550.030 B 2
Height of Retaining Walls

3. The fencing around tennis courts along rear and interior side yards shall not exceed twelve (12) feet in height and must be partially open above 6 feet in height subject to approval of the Community & Economic Development Director or his/her designee.

C. All Yards

1. All height restrictions applying to fences and wall shall apply equally to hedges planted within required yards forming a barrier serving the same visual purpose as a fence or wall.
2. Notwithstanding A and B above, any minimum required height of walls established by the Zoning Code for screening or safety purposes shall be measured from the highest grade, not including retaining wall portion.

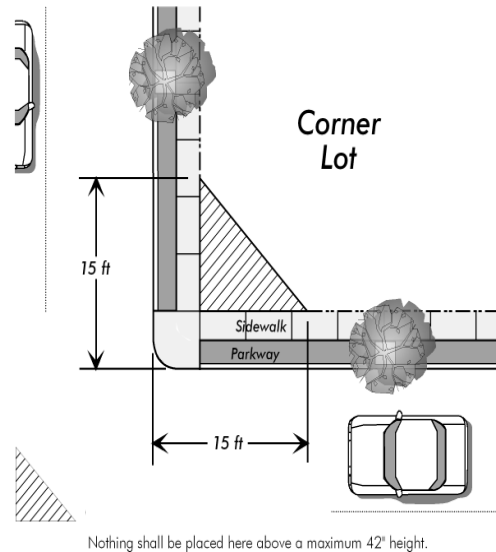
D. Exceptions

1. Fences or walls around a public utility building or structure may exceed the provisions of this Section as needed for security or public safety, subject to approval of the Community & Economic Development Director or his/her designee.
2. Outdoor storage shall be subject to the location and design regulations of Chapter 19.510 (Outdoor Storage). (Ord. 6966 §1, 2007)

19.550.040 Fences, Walls and Hedges Not in Compliance.

Any fence, wall or hedge that does not comply with this Chapter is not permitted unless a variance is granted pursuant to Chapter 19.720 (Variance). (Ord. 6966 §1, 2007)

19.550.050 Sight Clearance Requirements.



19.550.050

Clear Visibility Triangle

To safeguard against vehicle, bicycle, and pedestrian collisions caused by visual obstructions at street and/or alley intersections, a clear cross-visibility area shall be maintained at the intersection of the public rights-of-way, unobstructed by any fence or wall taller than 3 feet above the street grade. At any corner formed by the intersection of 2 streets and/or alleys, the required clear cross-visibility area shall be a triangle with 2 street sides 15 feet long extending along the curb line of each street and/or alley. (Ord. 7235 §10, 2013; Ord. 6966 §1, 2007)

19.550.060 New Residential Construction.

For any new construction of a single-family residence, any wall along a street rear yard, street side yard or front yard between the house and the side yard shall be constructed with a decorative masonry material subject to the approval of the Community & Economic Development Director or his/her designee. Other type fencing is not permitted in these areas. This provision does not apply to interior rear or interior side yard fences and walls. (Ord. 6966 §1, 2007)

19.550.070 Historic Properties and Cultural Resources.

Fences, walls, and landscape materials for cultural resources shall be designed to comply with Title 20 (Cultural Resources) of the Riverside Municipal Code, the Cultural Heritage Board's Design Guidelines, and district-specific guidelines. (Ord. 7109 §10, 2010)

Exhibit “89”

Chapter 19.554

TRASH/RECYCLABLE MATERIALS COLLECTION AREA ENCLOSURES

19.554.010 Purpose.

19.554.020 Design and Development Standards.

19.554.010 Purpose.

This Chapter sets forth standards for the construction of trash/recyclable materials collection area enclosures to ensure that such features are aesthetically pleasing and screen the trash and recycle containers without obstructing views or causing a public safety hazard or nuisance. (Ord. 6966 §1, 2007)

19.554.020 Design and Development Standards.

- A. Centralized trash/recyclable materials collection areas shall be provided for all development projects, with the exception of detached and attached single-family subdivisions and planned communities and any multi-family development containing 3 or fewer units. All such required areas shall be enclosed and screened pursuant to the requirements of this section.
- B. The required number of enclosures shall be determined by the Public Works Department, Solid Waste Division.
- C. All trash/recyclable materials collection enclosure areas shall be easily accessible to residents and tenants, including easy pedestrian access for the disposal of materials and collection by refuse vehicles. Where a bin or bins serves a residential development with 5 or more units, the enclosure shall be designed to allow for gateless pedestrian access, unless through review of the site plan by the Development Review Committee, it is determined that such access cannot physically be provided.
- D. Two general types of trash/recyclable materials collection enclosure areas shall be permitted: a basic enclosure and a full-feature enclosure. These enclosures shall be as defined and described in the City of Riverside Trash Enclosure Policies maintained by the Planning Division and Public Works Department, Solid Waste Division. Basic enclosures shall only be permitted for developments containing 4 or fewer residential units or nonresidential lease spaces.
- E. All trash/recyclable materials collection enclosure areas shall comply with the development standards set forth in the City of Riverside Trash Enclosure Policies. At a minimum, the following standards shall apply.
 - 1. The collection area shall be enclosed on 3 sides by a minimum 6-foot-tall decorative masonry wall. The wall materials used shall be complementary in color and style to architectural components of the development they serve. The fourth side of the enclosure shall be enclosed with an opaque and latchable gate designed to the standards set forth in the City of Riverside Trash Enclosure Policies.
 - 2. The enclosure shall be screened with plant materials as defined through the Design Review process.

- F. Plans shall be submitted for all proposed enclosure areas. Plans shall be drawn to scale and shall include complete elevations, plot plans, and construction details.
- G. Design modifications to accommodate special circumstances are allowed. However, all deviations from standard requirements and policies must be approved through the Design Review process prior to the issuance of building permits. (Ord. 6966 §1, 2007)

Exhibit “90”

Chapter 19.555

OUTDOOR EQUIPMENT SCREENING

19.555.010 Purpose.

19.555.020 Design and Development Standards.

19.555.010 Purpose.

This Chapter sets forth standards for the outdoor equipment (mechanical and utilities) screening to ensure that such features are aesthetically pleasing and adequately screen the equipment without obstructing views or causing a public safety hazard or nuisance. (Ord. 6966 §1, 2007)

19.555.020 Design and Development Standards.

A. General

All outdoor equipment, whether on a roof, side of a structure, or on the ground, shall be appropriately screened from public view. The method of screening shall be architecturally integrated with the adjacent structure in terms of materials, color, shape and size. Where individual equipment is provided, a continuous screen is desirable.

B. Exterior Mechanical Equipment

1. Exterior mechanical equipment, except solar collectors, shall be screened from view on all sides by architectural features that are compatible in color and design with the primary structure. For rooftop equipment, the screening materials shall be at least as high as the equipment being screened. Equipment requiring screening includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork, and transformers.
2. Where Design Review is required for the primary structure or use pursuant to Chapter 19.710 (Design Review) of this Title, such review shall include review of required mechanical equipment screening for conformance with the provisions of this paragraph.
3. Mechanical equipment shall not be permitted on any exposed portion of a pitched roof, except as may be approved through the Design Review process (Chapter 19.710).

C. Ground-mounted Utility Equipment

1. Ground-mounted utility equipment such as, but not limited to, cable television boxes, electric power transformers and distribution facilities, water pumps, and telecommunications facilities (not including pole-mounted equipment) shall be screened from view on all sides with solid masonry walls or similar permanent structures. Such masonry wall or structure shall be of a neutral color. Screening with wood, chain-link, or similar fencing materials shall not be permitted.
2. Electric and other metering equipment and panels shall be painted to match adjacent building and wall surfaces.

3. Where Design Review is required for the primary structure or use pursuant to Chapter 19.710 (Design Review) of this Title, such review shall include review of required mechanical equipment screening for conformance with the provisions of this paragraph. (Ord. 6966 §1, 2007)

Chapter 19.556

LIGHTING

19.556.010 Purpose.

19.556.020 Design and Development Standards.

19.556.010 Purpose.

This Chapter sets forth standards for the lighting to ensure that lighting provided for projects is adequate to light the project for safety while not causing light spillage onto neighboring properties. (Ord. 6966 §1, 2007)

19.556.020 Design and Development Standards.

- A. Lighting for safety purposes shall be provided at entryways, along walkways, between buildings and within parking areas.
- B. Lighting support structures shall not exceed the maximum permitted building height.
- C. All on-site lighting shall provide an intensity of one foot-candle at ground level throughout the areas serving the public and used for parking.
- D. Flickering or flashing lights shall not be permitted.
- E. Light sources shall not be located in required buffer areas, except those required to illuminate pedestrian walkways.
- F. All lights shall be directed, oriented and shielded to prevent light from shining onto adjacent properties, onto public rights-of-way and into driveway areas in a manner that would obstruct drivers' vision.
- G. Light poles shall not exceed 20 feet in height, including the height of any concrete or other base material.
- H. The City may require submittal of an exterior lighting plan as part of any development application or as a condition of approval of a project. (Ord. 6966 §1, 2007)

Exhibit “92”

Chapter 19.560

BUILDING HEIGHT MEASUREMENT

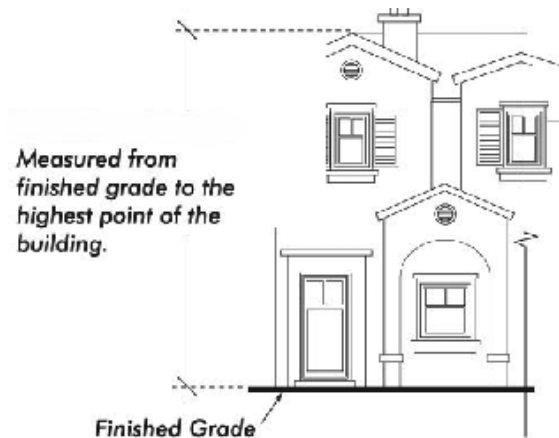
- 19.560.010 Purpose.**
19.560.020 Height Measurement.
19.560.030 Exceptions to Height Limits.

19.560.010 Purpose.

This Chapter establishes the method for measuring the height of structures in compliance with the height limits set forth in the Zoning Code, and specifies exceptions to height limits. (Ord. 6966 §1, 2007)

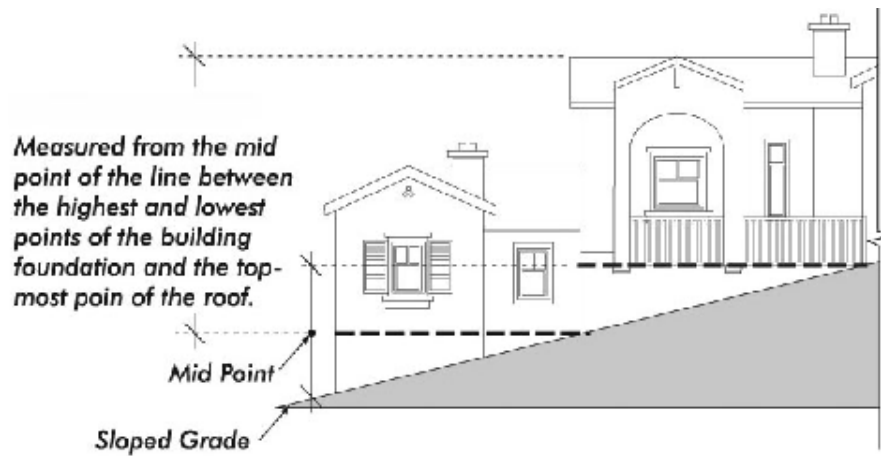
19.560.020 Height Measurement.

- A. Except as noted in Figure 19.560.020 B (Structure Height on Split Pad), structure height shall be measured as the vertical distance between the building pad elevation or finished grade and the highest point of the subject building or structure. The highest point shall be the coping of a flat roof, deck line of a mansard roof, or peak of the highest gable of a pitch or hip roof, exclusive of vents, air conditioners, chimneys, and similar objects.

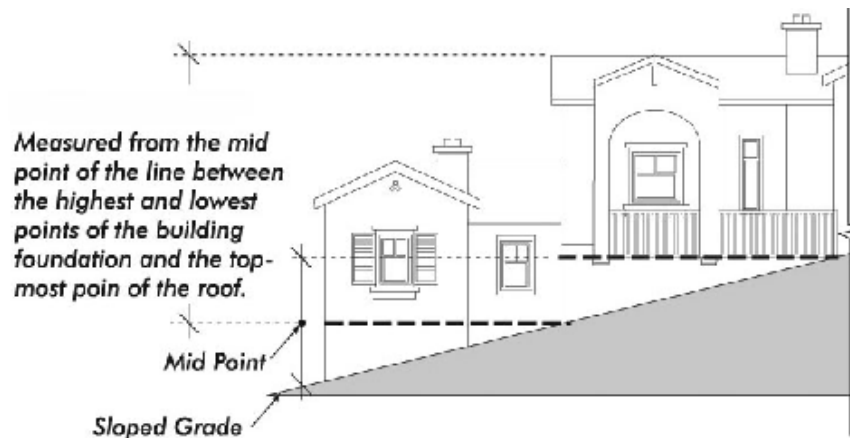


19.560.020 A
Structure Height

- B. For sloped lots having a building with a stepped foundation or split levels, the height shall be measured as the vertical distance from the mid point of a line between the highest and lowest points of the building pads or foundation and the top-most point of the roof. (Ord. 6966 §1, 2007)



19.560.020 B
Structure Height on Slope



19.560.020 B
Structure Height on Split Road

19.560.030 Exceptions to Height Limits.

The following exceptions to height limits are allowed, provided compliance is achieved with all other applicable requirements and development standards of the Zoning Code.

- A. Uninhabited architectural design features such as towers, spires, steeples, domes, and cupolas may exceed the specified height limit by a maximum of 10 feet, subject to approval by the appropriate Approving or Appeal Authority.
- B. Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building and fire or parapet walls, chimneys, smokestacks, wireless masts or similar structures, but excluding wireless communications equipment, may be erected above the height limits prescribed in the Zoning Code; provided, that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances, but no roof structure or any space above the height limit shall be allowed for the purpose of providing additional

floor space, subject to approval by the appropriate Approving or Appeal Authority. (Ord. 6966 §1, 2007)

Exhibit “93”

Chapter 19.570

WATER EFFICIENT LANDSCAPING AND IRRIGATION

19.570.010	Purpose.
19.570.020	Applicability.
19.570.030	Provisions for the Review and Certification of Landscaping and Irrigation.
19.570.040	Landscape Maintenance and Irrigation Schedules.
19.570.050	Certificate of Compliance.
19.570.060	Recycled Water.
19.570.070	Existing Landscapes.
19.570.080	Cemeteries.
19.570.090	Definitions.

19.570.010 Purpose.

The City finds that:

- A. That the waters of the City and State are of limited supply and are subject to ever increasing demands;
 1. That the continuation of the City's and State's economic prosperity is dependent on the availability of adequate supplies of water for future uses;
 2. That it is the policy of the City and State to promote the conservation and efficient use of water and to prevent the waste of this valuable resource;
 3. That landscapes are essential to the quality of life in the City and State by providing areas for active and passive recreation and as an enhancement to the environment by cleaning air and water, preventing erosion, offering fire protection, and replacing ecosystems lost to development;
 4. That landscape design, installation, maintenance, and management can and should be water efficient; and
 5. The City recognizes that Section 2 of Article X of the California Constitution specifies that the right to use water is limited to the amount reasonably required for the beneficial use to be served and the right does not and shall not extend to waste or unreasonable method of use.
- B. Consistent with these legislative findings, the purpose of this Chapter of the Zoning Code is to:
 1. Promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible;
 2. Establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new construction and rehabilitated projects;
 3. Reduce water demands from landscapes without a decline in landscape quality or quantity;

4. Retain flexibility and encourage creativity through appropriate design;
5. Establish provisions for water management practices and water waste prevention that eliminate water waste from overspray and/or runoff;
6. Use water efficiently without waste by setting a Maximum Applied Water Allowance (MAWA) as an upper limit for water use and reduce water use to the lowest practical amount;
7. Assure the attainment of water efficient landscape goals by requiring that landscapes not exceed a maximum water demand of seventy percent (70%) of its reference evapotranspiration (ET_o) or any lower percentage as may be required;
8. Achieve water conservation by raising the public awareness of the need to conserve water through education and motivation to embrace an effective water demand management program; and
9. Promote the use of recycled water for landscaping. (Ord. 7061 §2, 2009; Ord. 6966 §1, 2007)

19.570.020 Applicability.

A. This Chapter shall apply to all of the following landscape projects:

1. New construction and rehabilitated landscapes for public agency projects and private development projects with a landscape area equal to or greater than 2,500 square feet requiring a building permit, plan check, or design review.
2. New construction and rehabilitated landscapes which are developer-installed in single-family and multi-family projects with a landscape area equal to or greater than 2,500 square feet requiring a building permit, plan check, or design review.
3. New construction landscapes which are homeowner-provided and/or homeowner-hired in single-family and multi-family residential projects with a total project landscape area equal to or greater than 5,000 square feet requiring a building permit, plan check, or design review.
4. Existing landscapes are limited to Section 19.570.070 – Existing Landscapes.
5. Recognizing the special landscape management needs of cemeteries, new and rehabilitated cemeteries are limited to Section 19.570.080 – Cemeteries (A). Existing cemeteries are limited to Section 19.570.080 – Cemeteries (B).
6. Notwithstanding Section 19.040.110 – Public Projects, all public projects shall comply with the provisions of this Chapter.

B. This Chapter does not apply to:

1. Any project with a total landscape area less than 2,500 square feet;

2. Registered local, state or federal historical sites;
3. Ecological restoration projects that do not require a permanent irrigation system and have an establishment period of less than 3 years;
4. Mined-land reclamation projects that do not require a permanent irrigation system; and
5. Plant collections, as part of botanical gardens and arboretums open to the public. (Ord. 7061 §2, 2009; Ord. 6966 §1, 2007)

19.570.030 Provisions for the Review and Certification of Landscaping and Irrigation.

An applicant proposing any new or rehabilitated landscape subject to this Chapter shall prepare and submit an application to the Planning Division for review and approval by the Community & Economic Development Director or his/her designee. The planting plan, irrigation plan, and soils management plan shall be reviewed to ensure that all components of the plans adhere to the requirements of this Chapter. No certificate of occupancy or other final City approval shall be issued until the City reviews and approves the landscape and irrigation plans and the landscape and irrigation are installed in accordance with the approved plans. A copy of the approved landscape and irrigation plans and conditions of approval shall be provided to the property owner or site manager along with any other information normally forwarded to the property owner or site manager.

Applications submitted to the Planning Division shall include the following information:

A. Planting Plan Requirements

The following requirements shall be implemented in tandem with the landscape policies contained in the Citywide Design and Sign Guidelines.

1. The “Riverside County Guide to California Friendly Landscaping” (Landscaping Guide), Western Municipal Water District’s Water-wise 140, or any other plant list that promotes the use of water efficient or California native plant materials is hereby incorporated by reference to assist with developing water efficient landscapes.
2. Plant types shall be grouped together in regard to their water, soil, sun, and shade requirements and in relationship to buildings. Plants with different water needs shall be irrigated separately. Plants with the following classifications shall be grouped accordingly, consistent with the Water Use Classification of Landscape Species (WUCOLS): high, moderate, low, and very low. Deviation from these groupings shall not be permitted.
3. Trees for shade shall be provided for residential, commercial and industrial buildings, parking lots and open space areas. These trees can be deciduous or evergreen and are to be incorporated for the purpose of energy and water conservation.
4. Plants shall be placed in a manner considerate of solar orientation to maximize summer shade and winter solar gain.

5. Plant selection for projects in fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required per Public Resources Code Section 4291(a) and (b). Fire-prone plant materials and highly flammable mulches shall be avoided.
6. Invasive species of plants shall be avoided especially near parks, buffers, greenbelts, water bodies, and open spaces because of their potential to cause harm to environmentally sensitive areas.
 - a. When a project is located in the Sycamore Canyon, Canyon Springs, Mission Grove, and Canyon Crest Neighborhoods Table 6-2 (Plants That Should be Avoided Adjacent to the MSHCP Conservation Area) of the Multiple Species Habitat Conservation Plan shall be consulted to avoid the use of invasive plant species.
7. All exposed surfaces of non-turf areas within the developed landscape area shall be mulched with a minimum three inch (3") layer of material, except in areas with groundcover planted from flats where mulch depth shall be one and one half inches (1 ½").
8. Stabilizing mulching products shall be used on slopes.
9. Turf areas shall be used in response to functional needs and in compliance with the water budget.
10. Decorative water features shall use recirculating water systems.
11. Recycled water shall be used where available as the source for irrigation and decorative water features consistent with the provisions of Section 19.570.060 – Recycled Water.
12. Planting Plans shall identify and site the following:
 - a. New and existing trees, shrubs, ground covers, and turf areas within the proposed landscape area;
 - b. Planting legend indicating all plant species by botanical name and common name, spacing, Water Use Classification of Landscape Species (WUCOLS) plant factor, and quantities of each type of plant by container size;
 - c. Designation of hydrozones;
 - d. Area, in square feet, devoted to landscaping and a breakdown of the total area by landscape hydrozones;
 - e. Property lines, streets, and street names;
 - f. Building locations, driveways, sidewalks, retaining walls, and other hardscape features;

- g. Appropriate scale and north arrow;
- h. Any special landscape areas;
- i. Type of mulch and application depth;
- j. Type and surface area of any water features;
- k. Type and installation details of any applicable stormwater best management practices;
- l. Planting specifications and details, including the recommendations from the soils analysis, pursuant to the provisions of this Section 19.570.030(C).
- m. Maximum Applied Water Allowance (MAWA):

- i. Planting Plans shall be prepared using the following Water Budget Formula:

$$\text{MAWA (in gallons)} = (ET_o)(0.62)[(0.7 \times LA) + (0.3 \times SLA)]$$

Where:

MAWA – Maximum Applied Water Allowance (gallons per year)

ET_o – Reference Evapotranspiration (inches per year)

0.62 – Conversion Factor (to gallons)

0.7 – ET Adjustment Factor (ETAF)

LA – Landscape Area including SLA (square feet)

0.3 – Additional Water Allowance for SLA

SLA – Special Landscape Area (square feet)

- ii. For the purposes of determining the Maximum Applied Water Allowance (MAWA), average irrigation efficiency is assumed to be 0.71. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.71.

- n. Estimated Annual Water Use (EAWU):

- i. EAWU for a given hydrozone is calculated as follows:

$$\text{EAWU (in gallons)} = (ET_o)(0.62)[((PF \times HA)/IE) + SLA]$$

Where:

EAWU – Estimated Annual Water Use

ET_o – Reference Evapotranspiration (inches per year)

PF – Plan Factor from Water Use Classification of Landscape Species (WUCOLS)

HA – Hydrozone Area [high, medium, and low water use areas] (square feet)

SLA – Special Landscape Area (square feet)

0.62 – Conversion Factor

IE – Irrigation Efficiency (minimum 0.71)

- ii. Landscaping plans shall provide EAWU (in the same units as the MAWA) for each valve circuit in the irrigation hydrozone. The sum of all EAWU calculations shall not exceed the MAWA for the project.
 - iii. The plant factor used shall be from the Water Use Classification of Landscape Species (WUCOLS). The plant factor for high water use plants range from 0.7 to 0.9, moderate water use plants range from 0.4 to 0.6, low water use plants range from 0.1 to 0.3, and very low water use plants are less than 0.1.
 - iv. The plant factor calculation is based on the proportions of the respective plant water uses and their plant factor, or the plant factor of the higher water using plant is used.
 - v. The surface area of water features shall be included in the high water use hydrozone area of the water budget calculation and temporarily irrigated areas in the low water use hydrozone.
13. Planting Plans and Irrigation Plans shall be drawn at the same size and scale.
14. The Planting Plan shall be prepared, wet-stamped, and signed by a landscape architect as defined in Section 19.570.090 – Definitions (CC). Any plans submitted without the signature of a licensed landscape architect shall not be accepted for review.

B. Irrigation Design Plan Requirements

- 1. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.71.
- 2. All irrigation systems shall be designed to prevent runoff, over-spray, lowhead drainage and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed, constructed, managed, and maintained to achieve as high an overall efficiency as possible. The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
- 3. Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. The planting areas shall be grouped in relation to moisture control zones based on similarity of water requirements (i.e., turf separate from shrub and groundcover, full sun exposure areas separate from shade areas, top of slope separate from toe of slope). Additional water conservation technology (i.e., soil moisture sensors) may be required, where necessary, at the discretion of the Zoning Administrator.

4. Water systems for common open space areas shall use non-potable water, if approved facilities are made available by the water purveyor. Provisions for the conversion to a non-potable water system shall be provided within the landscape plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the California Regional Water Quality Control Board, the Riverside County Health Department, and the water purveyor.
5. Separate valves shall be provided for separate water use planting areas, so that plants with similar water needs are irrigated by the same irrigation valve. All installations shall rely on highly efficient state of the art irrigation systems to eliminate runoff and maximize irrigation efficiency.
6. Static water pressure, dynamic or operating pressure and flow reading of the water supply shall be measured. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at the installation.
7. The capacity of the irrigation system shall not exceed:
 - a. the capacity required for peak water demand based on water budget calculations;
 - b. meter capacity; or
 - c. backflow preventer type and device capacity.
8. Sprinkler heads and other emission devices shall have matched precipitation rates.
9. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
10. Slopes greater than 25% shall not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the submittal, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.
11. Long-narrow, or irregularly shaped areas including turf less than eight (8) feet in width in any direction shall be irrigated with subsurface irrigation or low-volume irrigation technology.
12. Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:
 - a. the landscape area is adjacent to permeable surfacing and no runoff occurs; or

- b. the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or
 - c. the irrigation designer specifies an alternative design or technology, as part of the submittal and clearly demonstrates strict adherence to the irrigation design plan requirements. Prevention of overspray and runoff must be confirmed during the irrigation audit.
- 13. Overhead irrigation shall be limited to the hours between 7 p.m. and 9 a.m.
- 14. All irrigation systems shall be equipped with the following:
 - a. A smart irrigation controller as noted in this Section 19.570.030(B)(3) of this Chapter;
 - b. A rain sensing device to prevent irrigation during rainy weather;
 - c. Anti-drain check valves installed at strategic points to minimize or prevent low-head drainage;
 - d. A manual shut-off valve shall be required as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair;
 - e. A pressure regulator when the static water pressure is above or below the recommended operating pressure of the irrigation system;
 - f. Backflow prevention devices; and
 - g. Riser protection components for all risers in high traffic areas.
- 15. Dedicated landscape water meters shall be required for all projects with a landscape area equal to or greater than 5,000 square feet. Single-family residences and properties used for the commercial production of agricultural crops or livestock are exempt from this provision (California Water Code, Section 535).
- 16. Irrigation Design Plans shall identify and site the following:
 - a. Hydrozones.
 - i. Each hydrozone shall be designated by number, letter or other designation
 - ii. A Hydrozone Information Table shall be prepared for each hydrozone
 - b. The areas irrigated by each valve;
 - c. Irrigation point of connection (POC) to the water system;
 - d. Static water pressure at POC;

- e. Location and size of water meter(s), service laterals, and backflow preventers;
 - f. Location, size, and type of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads and nozzles, pressure regulator, drip and low volume irrigation equipment;
 - g. Irrigation legend with the manufacturer name, model number, and general description for all specified equipment, separate symbols for all irrigation equipment with different spray patterns, spray radius, and precipitation rate;
 - (1) Total flow rate (gallons per minute), and design operation pressure (psi) for each overhead spray and bubbler circuit, and total flow rate (gallons per minute) and design operating pressure (psi) for each drip and low volume irrigation circuit; and
 - (2) Precipitation Rate (inches per hour) for each overhead spray circuit.
 - h. Irrigation system details for assembly and installation; and
 - i. Recommended irrigation schedule for each month, including number of irrigation days per week, number of start times (cycles) per day, minutes of run time per cycle, and estimated amount of applied irrigation water, expressed in gallons per month and gallons per year, for the established landscape.
- 17. For each valve, two irrigation schedules shall be prepared, one for the initial establishment period of six months and one for the established landscape, which incorporate the specific water needs of the plants and turf throughout the calendar year.
 - 18. Planting Plans (Section 19.570.030(A)) and Irrigation Design Plans (Section 19.570.050(B)) shall be drawn at the same size and scale.
 - 19. The Irrigation Design Plan shall be prepared, wet-stamped, and signed by a certified irrigation designer, as defined in Section 19.570.090 – Definitions (D), or a licensed landscape architect, as defined in Section 19.570.090 – Definitions (CC).

C. Soil Management Plan Requirements

- 1. After mass grading, the project applicant or his/her designee shall:
 - a. perform a preliminary site inspection;
 - b. determine the appropriate level of soil sampling and sampling method needed to obtain representative soil sample(s);

- c. conduct a soil probe test to determine if the soil in the landscape area has sufficient depth to support the intended plants; and
 - d. obtain appropriate soil sample(s).
- 2. The project applicant or his/her designee shall submit soil sample(s) to a laboratory for analysis and recommendation. The soil analysis shall include:
 - a. Soil texture;
 - b. Infiltration rate determined by laboratory test or soil texture infiltration rate tables;
 - c. pH;
 - d. Total soluble salts;
 - e. Sodium; and
 - f. Soil amendment recommendations.
- 3. The project applicant or his/her designee shall prepare documentation describing the following:
 - a. Soil type;
 - b. Identification of limiting soil characteristics;
 - c. Identification of planned soil management actions to remediate limiting soil characteristics; and
 - d. Submit the soil analysis report and documentation verifying implementation of soil analysis report recommendations to the Planning Division.

D. Grading Design Plan Requirements (if applicable)

- 1. The project submittal shall include rough/precise grade elevations in accordance with Title 17 (Grading) of the Riverside Municipal Code and be prepared by a licensed civil engineer. (Ord. 7061 §2, 2009; Ord. 6966 §1, 2007)

19.570.040 Landscape Maintenance and Irrigation Schedules.

A. Irrigation Schedules

- 1. Two irrigation schedules shall be prepared which incorporate the specific water needs of the plants and turf throughout the calendar year:
 - a. One irrigation schedule shall be prepared for the initial establishment period (first six months); and
 - b. One irrigation schedule for the established landscape (after six months).

2. The irrigation schedules shall:
 - a. take into account the recommendations of the Soil Management Plan (Section 19.570.030 (C));
 - b. be continuously available on site to those responsible for the landscape maintenance;
 - c. contain specifics as to optimum run time and frequency of watering and irrigation hours per day.
 3. The irrigation schedule currently in effect shall be posted at the controller and be protected to withstand all weather conditions so as to remain legible over time.
- B. A regular maintenance schedule and Certificate of Compliance shall be submitted to the Planning Division, property owner, and water purveyor (if applicable). A regular maintenance schedule shall include, but not be limited to:
1. Routine inspection, adjustments, and repair of the irrigation system and its components;
 2. Aerating and dethatching of turf areas;
 3. Replenishing mulch;
 4. Fertilizing;
 5. Pruning, weeding in all landscape areas, and removing any obstruction to irrigation devices.
- C. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in this ordinance.
- D. Information shall be provided to owners of new, single-family residential homes regarding the design, installation, management, and maintenance of water efficient landscapes. (Ord. 7061 §2, 2009; Ord. 6966 §1, 2007)

19.570.050 Certificate of Compliance.

- A. Prior to issuance of a certificate of occupancy or final inspection for a project subject to this Chapter, a regular maintenance schedule and a Certificate of Compliance shall be submitted to the Planning Division certifying that the landscaping has been completed in accordance with the approved planting, irrigation, soil management, and grading design plans for the project. The Certificate of Compliance shall be signed by a licensed landscape architect and Certified Irrigation Auditor and shall indicate:
1. Date
 2. Project information

3. Prior to backfilling, evidence that the party responsible for irrigation installation conducted a preliminary field inspection of the irrigation system (evidence of field inspection shall be attached).
 4. The landscape has been installed in conformance with the approved planting and irrigation plans;
 5. Irrigation audit report performed by a certified irrigation auditor after project installation (audit report shall be attached);
 6. The smart irrigation controller has been set according to the irrigation schedule;
 7. The irrigation system has been adjusted to maximize irrigation efficiency and eliminate overspray and runoff;
 8. A copy of the approved landscape and irrigation design plans, the irrigation schedule, and the maintenance schedule has been given to the property owner and local water purveyor; and
 9. Verification that the maintenance schedule has been provided to the Planning Division.
- B. At a minimum, all landscape irrigation audits shall comply with the Irrigation Association's "Certified Landscape Irrigation Auditor Training Manual" and shall be conducted by a certified landscape irrigation auditor. This document can be found online at the Irrigation Association's website (<http://www.irrigation.org/default.aspx>).
- C. The Community & Economic Development Director or his/her designee shall have the right to enter upon the project site at any time before, during and after installation of the landscaping, to conduct inspections for the purpose of enforcing this Chapter. (Ord. 7061 §2, 2009; Ord. 6966 §1, 2007)

19.570.060 Recycled Water.

- A. The installation of recycled water irrigation systems (dual distribution systems) may be required by the Community & Economic Development Director or his/her designee to allow for the current and future use of recycled water.
- B. Recycled water irrigation systems shall be designed and operated in accordance with local and State codes.
- C. Chapter 14.28 – The Mandatory Use of Recycled Water is hereby incorporated by reference. (Ord. 7061 §2, 2009; Ord. 6966 §1, 2007)

19.570.070 Existing Landscapes.

- A. This section shall apply to all existing landscapes that were installed before January 1, 2010 and are over one acre in size.
 1. For all landscapes that have a dedicated water meter, the water purveyor shall administer programs that may include, but not be limited to, irrigation water use analyses, irrigation surveys, irrigation audits, and irrigation equipment rebates to

evaluate water use and provide recommendations as necessary to reduce landscape water use to a level that does not exceed the Maximum Applied Water Allowance (MAWA) for existing landscapes. The MAWA for existing landscapes shall be calculated as: $MAWA = (0.8)(ET_o)(LA)(0.62)$.

2. For all landscapes that do not have a dedicated water meter, the water purveyor shall administer programs that may include, but not be limited to, irrigation water use analyses, irrigation surveys, irrigation audits, and irrigation equipment rebates to evaluate water use and provide recommendations as necessary in order to prevent water waste.
- B. Water waste resulting from inefficient landscape irrigation shall be prevented by prohibiting runoff from leaving the target landscape due to low head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots, or structures. (Ord. 7061 §2, 2009; Ord. 6966 §1, 2007)

19.570.080 Cemeteries.

- A. New cemeteries shall comply with the provisions of Section 19.570.030 – Provisions for the Review and Certification of Landscaping and Irrigation (A) and (B), 19.570.040 – Landscape Maintenance and Irrigation Schedules (A) and (B), and 19.570.050 – Certificate of Compliance.
- B. Existing cemeteries shall comply with the provisions of Section 19.570.070 – Existing Landscapes. (Ord. 7061 §2, 2009)

19.570.090 Definitions.

The terms used in this Chapter have the meaning set forth below:

- A. “applied water” means the portion of water supplied by the irrigation system to the landscape.
- B. “backflow prevention device” means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.
- C. “Certificate of Compliance” means the document required under Section 19.570.050.
- D. “certified irrigation designer” means a person certified to design irrigation systems by an accredited academic institution, a professional trade organization, or other program such as the US Environmental Protection Agency’s WaterSense irrigation designer certification program and Irrigation Association’s Certified Landscape Irrigation Designer program.
- E. “certified landscape irrigation auditor” means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization, or other program such as the US Environmental Protection Agency’s WaterSense irrigation auditor certification program and Irrigation Association’s Certified Landscape Irrigation Auditor program.

- F. “check valve” or “anti-drain valve” means a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.
 - G. “controller” means an automatic timing device used to remotely control valves to operate an irrigation system. A smart irrigation controller is a *weather-based* irrigation controller or a *self-adjusting* irrigation controller. A *weather-based* controller is a controller that uses evapotranspiration or weather data to determine when to irrigate. A *self-adjusting* irrigation controller is a controller that uses sensor data (i.e., soil moisture sensor).
 - H. “conversion factor (0.62)” means the number that converts acre-inches per acre per year to gallons per square foot per year.
 - I. “drip irrigation” means any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.
 - J. “ecological restoration project” means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.
 - K. “effective precipitation” or “usable rainfall” (Eppt) means the portion of total precipitation which becomes available for plant growth.
 - L. “emitter” means a drip irrigation emission device that delivers water slowly from the system to the soil.
 - M. “established landscape” means the point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.
 - N. “establishment period of the plants” means the first year after installing the plant in the landscape or the first two years if irrigation will be terminated after establishment. Typically, most plants are established after one or two years of growth.
 - O. “Estimated Annual Water Use” (EAWU) means the total water used for the landscape as described in Section 19.570.030 – Provisions for the Review and Certification of Landscaping and Irrigation (A)(12)(n).
 - P. “ET adjustment factor” (ETAF) means a factor of 0.7, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape.
- A combined plant mix with a site-wide average of 0.5 is the basis of the plant factor portion of this calculation. For purposes of the ETAF, the average irrigation efficiency is 0.71. Therefore, the ET adjustment factor is $(0.7) = (0.5/0.71)$. ETAF for a Special Landscape Area shall not exceed 1.0. ETAF for existing, non-rehabilitated landscapes is 0.8.
- Q. “evapotranspiration rate” means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

- R. “flow rate” means the rate at which water flows through pipes, valves, and emission devices, measured in gallons per minute, gallons per hour, or cubic feet per second.
- S. “hardscapes” means any durable material (pervious and non-pervious).
- T. “homeowner-provided landscaping” means any landscaping either installed by a private individual for a single family residence or installed by a licensed contractor hired by a homeowner. A homeowner, for the purposes of this Chapter, is a person who occupies the dwelling he or she owns. This excludes speculative homes, which are not owner-occupied dwellings.
- U. “hydrozone” (HA) means a portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.
- V. “infiltration rate” means the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).
- W. “invasive plant species” means species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. Invasive species may be regulated by County agricultural agencies as noxious species. “Noxious” weeds means any weed designated by the Weed Control Act and identified on a Regional District noxious weed control list. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.
- X. “irrigation audit” means an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.
- Y. “irrigation efficiency” (IE) means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average irrigation efficiency for purposes of this Chapter is 0.71. Greater irrigation efficiency can be expected from well designed and maintained systems.
- Z. “irrigation survey” means an evaluation of an irrigation system that is less detailed than an irrigation audit. An irrigation survey includes, but is not limited to: inspection, system test, and written recommendations to improve performance of the irrigation system.
- AA. “irrigation water use analysis” means an analysis of water use data based on meter readings and billing data.
- BB. “landscape architect” means a person who holds a license to practice landscape architecture in the State of California Business and Professions Code, Section 5615.
- CC. “landscape area” means all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel, or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

- DD. "landscape contractor" means a person licensed by the State of California to construct, maintain, repair, install, or subcontract the development of landscape systems.
- EE. "landscape project" means the total area of landscape in a project as defined in "landscape area" for the purposes of this Chapter.
- FF. "lateral line" means the water delivery pipeline that supplies water to the emitters or sprinklers from the valve.
- GG. "local agency" means a city or county, including charter city or charter county, that is responsible for adopting and implementing this Chapter. The local agency is also responsible for the enforcement of this ordinance, including but not limited to, approval of a permit and plan check or design review of a project.
- HH. "local water purveyor" means any entity, including a public agency, city, county, or private water company that provides retail water service.
- II. "low volume irrigation" means the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.
- JJ. "main line" means the pressurized pipeline that delivers water from the water sources to the valve or outlet.
- KK. "Maximum Applied Water Allowance" (MAWA) means the upper limit of annual applied water for the established landscaped area. It is based upon the area's reference evapotranspiration, the ET Adjustment Factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the Maximum Applied Water Allowance. Special Landscape Areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and vegetable gardens, and areas irrigation with recycled water are subject to the MAWA with an ETAF not to exceed 1.0.
- LL. "microclimate" means the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density, or proximity to reflective surfaces.
- MM. "mined-land reclamation projects" means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.
- NN. "mulch" means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.
- OO. "new construction" means, for the purposes of this Chapter, a new building with a landscape or other new landscape, such as a park, playground, or greenbelt without an associated building.

- PP. “operating pressure” means the pressure at which the parts of an irrigation system are designed by the manufacturer to operate.
- QQ. “overhead sprinkler irrigation systems” means systems that deliver water through the air (e.g., spray heads and rotors).
- RR. “overspray” means the irrigation water which is delivered beyond the target area.
- SS. “permit” means an authorizing document issued by local agencies for new construction or rehabilitated landscapes.
- TT. “pervious” means any surface or material that allows the passage of water through the material and into the underlying soil.
- UU. “plant factor” or “plant water use factor” (PF) is a factor, when multiplied by ET_o , estimates the amount of water needed by plants. For purposes of this Chapter, the plant factor for high water use plants range from 0.7 to 0.9, moderate water use plants range from 0.4 to 0.6, low water use plants range from 0.1 to 0.3, and very low water use plants are less than 0.1. Plant factors cited in this Chapter are derived from the Department of Water Resources 2000 publication, “Water Use Classification of Landscape Species.”
- VV. “precipitation rate” means the rate of application of water measures in inches per hour.
- WW. “project applicant” means the individual or entity submitting a landscape documentation package to request a permit, plan check, or design review from the local agency. A project applicant may be the property owner or his or her designee.
- XX. “rain sensor” or “rain sensing shutoff device” means a component which automatically suspends an irrigation event when it rains.
- YY. “recreational area” means areas dedicated to active play such as parks, sports fields, and golf courses where turf provides a playing surface.
- ZZ. “recycled water,” “reclaimed water,” or “treated sewage effluent water” means treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.
- AAA. “reference evapotranspiration” or “ ET_o ” means a standard measurement of environmental parameters which affect the water use of plants. ET_o is given expressed in inches per day, month, or year, and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the Maximum Applied Water Allowances so that regional differences in climate can be accommodated. Refer to the CIMIS Reference Evapotranspiration Zones Map, Department of Water Resources, 1999.
- BBB. “rehabilitated landscape” means an re-landscaping project that requires a permit, plan check, or design review, and where the modified landscape area is equal to or

greater than 2,500 square feet, is 50% of the total landscape area, and the modifications are completed within one year.

- CCC. “runoff” means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.
- DDD. “soil moisture sensing device” or “soil moisture sensor” means a device that measures the amount of water in the soil. The device may also suspend or initiate an irrigation event.
- EEE. “soil texture” means the classification of soil based on its percentage of sand, silt, and clay.
- FFF. “Special Landscaped Area” (SLA) means an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water, and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.
- GGG. “sprinkler head” means a device which delivers water through a nozzle.
- HHH. “static water pressure” means the pipeline or municipal water supply pressure when water is not flowing.
- III. “station” means an area served by one valve or by a set of valves that operate simultaneously.
- JJJ. “swing joint” means an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.
- KKK. “turf” means a ground cover surface of mowed grass. Annual blue grass, Kentucky blue grass, Perennial rye grass, Red fescue, and Tall fescue are cool-season grasses. Bermuda grass, Kikuyu grass, Seashore Paspalum, St. Augustine grass, Zoysia grass, and Buffalo grass are warm-season grasses.
- LLL. “valve” means a device used to control the flow of water in the irrigation system.
- MMM. “water conserving plant species” means a plant species identified as having a low plant factor.
- NNN. “water feature” means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.
- OOO. “watering window” means the time of day irrigation is allowed.

PPP. "WUCOLS" means the Water Use Classification of Landscape Species published by the University of California Cooperative Extension, the Department of Water Resources, and the Bureau of Reclamation, 2000. (Ord. 7061 §2, 2009)

Exhibit “94”

Chapter 19.580

PARKING AND LOADING

- 19.580.010 Purpose.**
- 19.580.020 Applicability.**
- 19.580.030 Exemptions.**
- 19.580.040 Permit Requirements.**
- 19.580.050 Basic Limitations for Off-Street Parking.**
- 19.580.060 Parking Requirements.**
- 19.580.070 Off Street Parking Location and Type Requirements.**
- 19.580.080 Design Standards.**
- 19.580.090 Parking Lot Landscaping.**
- 19.580.100 Prohibition of Commercial, Heavy or Oversize Vehicle Parking.**
- 19.580.110 Off-Street Loading Requirements.**
- 19.580.120 Maintenance for Off-Street Parking.**
- 19.580.130 Enforcement.**
- 19.580.140 Variances.**

19.580.010 Purpose.

This Chapter establishes regulations to:

- A. Regulate off-street parking and loading to minimize traffic congestion and hazards to motorists, bicyclists and pedestrians.
- B. Allow flexibility in addressing vehicle parking, loading and access issues.
- C. Provide for off-street parking in proportion to the needs generated by different land uses.
- D. Ensure access to projects by emergency response vehicles.
- E. Ensure that parking areas are designed and operate in a compatible manner with surrounding land uses.
- F. Ensure that off-street parking, loading, and access demands associated with new development will be met without adversely affecting other nearby land uses and surrounding neighborhoods. (Ord. 6966 §1, 2007)

19.580.020 Applicability.

- A. These off-street parking provisions shall apply to existing and new developments. Specifically for all buildings or structures erected and all uses of land established within the City of Riverside, parking facilities shall be provided as required by this Section.
- B. The off-street parking development standards shall also apply to all off-street parking facilities provided in the City but not required by this Title. (Ord. 6966 §1, 2007)

19.580.030 Exemptions.

- A. The following parking lot improvements shall be considered minor in nature in that the number or configuration of parking stalls is not altered, and shall be exempt from permit requirements:
 - 1. repair of any defects in the surface of the parking area, including holes and cracks;
 - 2. resurfacing, slurry coating, and restriping of a parking area with identical delineation of parking spaces; and
 - 3. repair or replacement of damaged planters and curbs in the same location and replacement of damaged landscaping as originally approved by the City. (Ord. 6966 §1, 2007)

19.580.040 Permit Requirements.

- A. No building permit shall be issued for any building or structure or use requiring off-street parking until plans and specifications clearly indicating the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed parking area are approved by the Planning Division and the Public Works Department. A plot plan is required to be submitted with any permit application that involves the provision of new parking spaces or the redesign of existing parking facilities. The plot plan shall contain sufficient information and be at a scale as required by the Planning Division.
- B. No building shall be occupied and no final inspection shall be given by the Planning Division until off-street parking is provided in accordance with the provisions of this Chapter. (Ord. 6966 §1, 2007)

19.580.050 Basic Limitations for Off-Street Parking.

- A. Except as otherwise permitted herein, all required off-street parking spaces shall be independently accessible from a street at all times.
- B. No compact parking spaces shall be permitted unless approved by variance pursuant to Chapter 19.720 (Variance). However, any compact parking spaces approved and constructed prior to the effective date of this regulation shall be allowed to continue.
- C. On-street-parking within public or private streets, driveways or drives shall not be used to satisfy the off-street parking requirements.
- D. Parking a vehicle on any portion of a lot, other than paved areas permitted by Section 19.580.070 (Off Street Parking Location and type Requirements), is prohibited.
- E. Parking spaces shall not preclude direct and free access to stairways, walkways, elevators, any pedestrian access-way or fire safety equipment. Such access shall be a clear minimum width required by State law, no part of which shall be within a parking space.

- F. Parking facilities shall be used for vehicle parking only. No sales, storage, repair work, dismantling, or servicing of any kind shall be permitted without necessary permits for such use.
- G. Living or sleeping in any vehicle, trailer, or vessel is prohibited when parked or stored on private property.
- H. Any vehicle, trailer, or vessel, including a recreational vehicle, that is inoperable and/or without current registration shall be stored entirely within an enclosed structure and shall not be parked or stored in any yard on residential property, except as may be provided by State law. Boats and other non- motorized vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of vehicle being towed.
- I. Except as may be otherwise provided by this Title, landscape front and street side yard setbacks shall not be used for off-street parking spaces, turning or maneuvering aisles. However, entrance and exit drives to access off-street spaces are permitted. (Ord. 6966 §1, 2007)

19.580.060 Parking Requirements.

A. Minimum Parking Requirements

The number of off-street parking spaces required by Table 19.580.060 (Required Spaces) shall be considered the minimum necessary for each use, unless off-street parking reductions are permitted pursuant to provisions herein. In conjunction with a conditional use, site plan review or planned residential development permit, the designated Approving or Appeal Authority may increase these parking requirements if it is determined that they are inadequate for a specific project.

B. Uses Not Listed

The number of parking spaces required for uses not specifically listed in Table 19.580.060 (Required Spaces) shall be determined by the Community & Economic Development Director or his/her designee based on common functional, product or compatibility characteristics and activities. Such determination is considered a formal interpretation of this Title and shall be decided and recorded as such pursuant to Chapter 19.060 (Interpretation of Code).

C. Mixed Use Complexes and Parking Credits

In the case of shared parking facilities within a complex, the development shall provide the sum of parking spaces required for each separate use. However, if there are multiple uses in a complex with different operating characteristics, such as daytime office and nighttime commercial entertainment oriented uses, the Community & Economic Development Director or his/her designee may grant a Mixed Use Parking Credit to reduce the total number of required spaces by up to a maximum of 15 percent of the total required spaces. Another factor in favor of granting a credit is proximity to a transit stop. The following requirements apply to granting of a mixed use parking credit:

1. The applicant shall provide a parking analysis specifying the proposed mix of uses and the operating characteristics of each type use; including hours of operation and individual parking requirements. The analysis shall provide adequate justification for granting the credit.
2. A covenant shall be recorded on the property limiting the mix of uses to those identified in the original parking analysis, including a mix with similar operating characteristics.

D. Required Spaces

Table 19.580.060 (Required Spaces) below sets forth minimum off-street parking requirements for number of spaces. Except as otherwise specifically stated, the following rules apply to this table.

1. "Square feet" (sq. ft.) means "gross square feet" and refers to total building gross floor area unless otherwise specified, not including areas used for off-street parking or loading spaces.
2. Where parking spaces are required based on a per-employee ratio, this shall mean the total number of employees on the largest working shift.
3. Where the number of seats is listed to determine required parking, seats shall be construed to be fixed seats. Where fixed seats provided are either benches or bleachers, each 24 linear inches of the bench or bleacher shall be considered a seat.
4. When the calculation of the required number of off-street parking spaces results in a fraction of a space, the total number of spaces shall be rounded up to the nearest whole number.
5. In addition to the requirements in Table 19.580.060 (Required Spaces), spaces shall be provided for trucks and other vehicles used in the business, of a number and size adequate to accommodate the maximum number of types of trucks and/or vehicles to be parked on the site at any one time.
6. Where maximum distance is specified from the lot, the distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building or area that such facility is required to serve.
7. Unless otherwise stated, the required parking shall be located on the same lot or within the same complex as the use.

Table 19.580.060**Required Spaces**

Use	Number of Spaces Required
A	
Ambulance Service	1 space/ambulance plus 1 space/250 square feet of office area
Animal Keeping: a. Kennel (Dogs and Cats) b. Horse Stable - Commercial	a. 1 space/250 square feet of floor area b. 1 space/employee plus 1 space/5stalls
Appliance sales or repair (household)	1 space/500 square feet of floor area ⁽¹³⁾
Assemblies of People - Entertainment and Non Entertainment ⁽¹⁵⁾ (Includes places of worship, fraternal service organizations, indoor theater, stadiums, auditoriums, auction houses, community centers, clubs or meeting halls)	1 space/4 fixed seats or 1 space/30 square feet of floor area in the main assembly area for non-fixed seats. ⁽¹³⁾
Arcades and Internet Cyber Cafes	1 space/250 square feet of floor area ⁽¹³⁾
Assisted Living	0.5 spaces/bed
B	
Banks and Financial Service a. Automated teller situated as part of a bank or financial institution, located indoor or outdoor b. Automated teller separate from a bank or financial institution, located outdoor c. Drive through automated teller or indoor automated teller associated with a retail use.	1 space/180 square feet ⁽¹³⁾ a. No spaces required. b. 2 spaces for the first teller station and 1 space per each additional teller station, all located on the same lot or within 100 feet of the teller station. ⁽¹¹⁾ c. No spaces required.
Bars, Saloons, Cocktail, Lounges and Taverns	1 space/100 square feet of floor area ⁽¹²⁾
Bed and Breakfast Inn	1 space/ guest room ⁽¹⁶⁾
Boardinghouse	1 space/ guest room ⁽¹²⁾
Bus Terminal	⁽⁵⁾
Business Support Services (Including graphic reproduction, computer services, etc.)	1 space/250 square feet of floor area ⁽¹³⁾

Table 19.580.060

Required Spaces

Use	Number of Spaces Required
C	
Caretaker Living Quarters	1 space/dwelling unit
Catering Establishment	1 space/employee plus 1 space/500 square feet of floor area ⁽¹³⁾
Cemeteries, Mortuaries, Funeral Chapels and ancillary uses a. With indoor facilities b. Outdoor only	a. See “Assemblies of People” for parking requirements b. ⁽⁵⁾
Commercial Storage (mini-warehouse, self-storage facilities)	1 space/ 250 square feet of office area plus 1 space for a resident manager or caretaker ⁽¹⁰⁾
Outdoor Storage Yard	The greater of: 1 space/4,000 square feet net lot area or 1 space/250 square feet of office space or 1 space/500 square feet of enclosed storage
D	
Day Care Facilities (more than six people): a. Children (day care centers, preschools, infant centers) b. Adult (not in a group home)	1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons at facility capacity. ⁽¹⁰⁾
Drug Store/Pharmacy	1 space/250 square feet of floor area ⁽¹³⁾
Dwelling: a. Single-family dwelling b. Multiple-family dwelling	a. 2 spaces within a private garage/dwelling unit b. 1.5 spaces/ dwelling unit with 1 bedroom plus 2 spaces/dwelling unit with 2 or more bedrooms ⁽¹⁾
E	
Equipment Sales/ Construction: a. Small - Rental and Repair b. Large - Rental and Repair	a. 1 space/500 square feet of office or retail area b. 1 space/500 square feet of office area and 2 spaces/ repair bay, in addition to the service bays
F	
Family Day Care Homes: a. Small Family Day Care Home b. Large Family Day Care Home	a. No requirement beyond standard single-family use b. 1 space for the single-family dwelling plus 1 space/employee not residing in the home and a drop-off/ pick-up space ⁽⁴⁾

Table 19.580.060	
Required Spaces	
Use	Number of Spaces Required
Farmers Market - Certified	(5)
Food and Beverage Sales	See "Retail Sales" for parking requirements
Furniture Stores	1 space/500 square feet of floor area ⁽¹³⁾
G	
Group Housing:	
a. 6 or fewer residents	a. 1 enclosed space/dwelling unit
b. more than 6 residents	b. (5)
H	
Heliport	10 spaces plus 1 space/2 seats on largest helicopter accommodated on the site ⁽¹³⁾
Helistop	5 spaces ⁽¹³⁾
Home Improvement Sales and Service	1 space/250 square feet
a. With outdoor storage/display area	a. 1 space/1000 square feet storage/outdoor display area
Home Improvement Boutique/Showroom and Related Installation Facilities	1 space/500 square feet of floor area
Hotel	1 space/guest room ⁽¹⁰⁾
L	
Laundry, Commercial	1 space/350 square feet of floor area
Lumber Yard and Building Materials - With or Without Outdoor Storage	1 space/350 square feet of office area plus 1 space/1000 square feet storage/outdoor display area
M	
Manufacturing (industrial zones) ⁽³⁾	1 space/350 square feet of floor area ⁽¹³⁾
Medical Services:	
a. Hospital	a. 1 space/bed ⁽¹²⁾
b. Medical/Dental Office	b. 1 space/180 square feet of floor area ⁽¹³⁾
c. Laboratory, Research/Development	c. 1 space/250 square feet of floor area
d. Emergency Medical Service - urgent care	d. 1 space/180 square feet of floor area
e. Optometrist office	e. 1 space/250 sq ft. of floor area (minimum of 5 spaces) ⁽¹³⁾
Mobile Home Park	1 space/mobile home site plus 1 off-street guest space/5 mobile home sites
Model Homes	2 spaces/model home
Motel	1 space/sleeping or living unit ⁽¹⁰⁾
O	

Table 19.580.060

Required Spaces

Use	Number of Spaces Required
Offices - Business and Professional	1 space/250 square feet of office area ⁽¹³⁾
Offices - Public or Private Utility Office with Payment Center	1 space /180 square feet of office area ⁽¹³⁾
Outdoor sales , display or storage	5 spaces plus 1 space/250 square feet of office area
P	
Plant Nursery ⁽⁶⁾	5 spaces plus 1 space/250 square feet of building area
Personal Service ⁽⁷⁾	1 space/250 square feet of floor area ⁽¹³⁾
Public Uses (Public utility and services facilities)	⁽⁵⁾
R	
Rail Transit Station	⁽⁵⁾
Recreational Facilities - Commercial:	
a. Billiard Parlor and Pool Halls	a. 1 space/250 square feet
b. Bowling Alleys	b. 5 spaces/bowling lane ⁽¹²⁾
c. Skate Facility (indoor/outdoor)	c. 1 space/100 square feet of floor area
d. Amusement Parks	d. ⁽⁵⁾
e. Golf Courses and Driving Ranges	e. 5 spaces/hole, 1.5 spaces/tee on the driving range plus additional spaces required for ancillary uses per the provisions of the Zoning Code.
f. Health/Fitness Club ⁽¹⁵⁾	f. 1 space/150 square feet of floor area
g. Swimming Pool	g. ⁽⁵⁾
h. Specialty Non-Degree (Dance and Martial Arts)	h. ⁽⁵⁾
i. Other indoor and outdoor facilities	i. ⁽⁵⁾
Recycling Centers:	
a. Paper, glass plastic, aluminum and nonferrous metals	a. 1 space/employee plus 1 space/1,000 square feet of floor area
b. Solid Waste Transfer Stations and Material Recovery Facilities	b. 1 space/employee
Recycling Facilities:	
a. Indoor Collection Center	a. ⁽⁵⁾
b. Reverse Vending Machine	b. No additional parking is required
c. Reverse Vending Machine - Bulk Type	c. ⁽⁵⁾
d. Mobile Recycling Unit	d. 1 space/attendant (if applicable)

Table 19.580.060

Required Spaces

Use	Number of Spaces Required
Restaurant (sit-down, drive-through, fast food, take-out, café, cafeteria, excluding any outdoor dining area)	1 space/100 square feet of floor area ⁽¹²⁾
Retail Sales (uses not located in a regional shopping center - i.e., In the CRC Zone) ⁽⁸⁾	1 space/250 square feet of floor area ⁽¹³⁾
S	
Schools:	
a. College, Community College, University, and Professional	a. ⁽⁵⁾
b. Elementary or Secondary (Junior High)	b. 2 space/classroom plus 2 bus loading spaces
c. High School	c. 7 spaces/classroom plus 3 bus loading spaces
d. Vocational and Technical	d. 0.75 spaces/employee plus 0.75 spaces/student at maximum enrollment ⁽⁹⁾ ⁽¹³⁾
Second Dwelling Unit	1 covered space
Senior Housing	1.1 spaces/unit ⁽²⁾
Shelters for Homeless (2 or more)	
a. Drop-in	a. ⁽⁵⁾
b. Emergency (Permanent)	b. ⁽⁵⁾
c. Transitional	c. ⁽⁵⁾
Shopping Center - Regional (i.e., in the CRC Zone)	1 space/200 square feet of gross leasable floor area
Student Housing (including dormitories, fraternities, sororities, etc.)	1.1 spaces/bed ⁽¹⁰⁾
T	
Taxi Company with Vehicle Storage	1 space/taxi plus 1 space/250 square feet of office area
Tutoring Center	1 space per each faculty/staff; 1 space/2 students, for students 16 years old or older; and, 1 space/10 students, for students under 16 years old
V	

Table 19.580.060**Required Spaces**

Use	Number of Spaces Required
Vehicle Fuel Station:	
a. With Accessory Retail / Convenience Market	a. 1 space/250 square feet of retail area including cooler areas(14)
b. With Vehicle Maintenance / Repair	b. 2 spaces/ service bay(14)
c. With Indoor Storage Area	c. 1 space/1,000 square feet of storage area(14)
d. With Restaurants (including all cooking, serving and seating areas)	d. 1 space/100 square feet of floor area(14)
e. With Car Wash	e. 1 space/washing bay(14)
Vehicle Parts and Accessories	See "Retail Sales" for parking requirements
Vehicle Repair - Major or Minor	6 spaces on same lot plus 2 additional spaces/service bay, in addition to the service bays ⁽¹¹⁾
Vehicle Sales, Rental, Leasing - New or Used	
a. Without Outdoor Display	a. See "Retail Sales" for parking requirements
b. With Outdoor Display	b. 5 spaces plus 1 space/250 square feet of office area
Vehicle Wash Facilities:	
a. Full Service - Automated	a. 1 space/2 employees of largest shift (Adequate stacking and drying areas as determined by Conditional Use Permit)
b. Self Service - (No separate office or retail use)	b. 1 space/2 washing bays or stalls in addition to the bays
Veterinary Services (clinic and hospital, may include accessory grooming and boarding)	1 space/180 square feet of floor area
W	
Warehousing and Wholesale Distribution Centers	1 space/ 1,000 square feet of floor area plus 1 space/250 square feet of office area ⁽¹³⁾
Wireless Telecommunication Facilities	⁽⁵⁾

Table 19.580.060	
Required Spaces	
Use	Number of Spaces Required
Table 19.580.060 Notes: <ol style="list-style-type: none"> 1. See Section 19.580.070 B (Multiple Family Dwellings) for additional requirements. For the purpose of calculating parking requirements for multiple family dwellings, dens, studies, or other similar rooms that may be used as bedrooms shall be considered bedrooms. 2. For senior housing projects, 50 percent of the required spaces shall be covered either in a garage or carport. 3. For the purposes of parking requirements, this category includes corporation yards, machine shops, tin shops, welding shops, manufacturing, processing, packaging, treatment, fabrication, woodworking shops, cabinet shops, and carpenter shops and uses with similar circulation and parking characteristics. 4. Required parking spaces may be in tandem, and the driveway may be used for the required drop-off and pick-up space. 5. Parking ratio to be determined by the designated Approving or Appeal Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal and similar uses in this table. 6. Excluding lath and green houses. 7. Includes barber shops, beauty salons/spas, massage, tanning, tailors, dry cleaning, self-service laundry, travel agencies, electrolysis, acupuncture/acupressure, and tattoo parlors. 8. For the purposes of parking requirements, this category includes antique shops, gun shops, pawn shops, pet stores, and second-hand stores. 9. Additional parking for assembly rooms or stadiums is <u>not</u> required. 10. Parking may be provided on the same or adjoining lot. 11. Parking may be provided on the same lot or within 100 feet of the subject site. 12. Parking may be provided on the same lot or within 150 feet of the subject site. 13. Parking may be provided on the same lot or within 300 feet of the subject site. 14. The pump islands are not counted as parking stalls. 15. A reduction in the number of required parking spaces may be permitted subject to a parking study and a shared parking arrangement. 16. Where strict adherence to any parking standards would significantly compromise the historic integrity of a property, the Development Review Committee may consider variances that would help mitigate such negative impacts, including consideration of tandem parking, allowances for on-street parking, alternatives to planter curbing, wheel stops, painted striping, and asphalt or concrete surfacing materials. 	

(Ord. 7235 §11, 2013; Ord. 7109 §11, 2010; Ord. 6966 §1, 2007)

19.580.070 Off Street Parking Location and Type Requirements.

A. Single Family Dwellings

1. Required Number and Type of Spaces

See Table 19.580.060 (Required Spaces) Dwelling-Single Family.

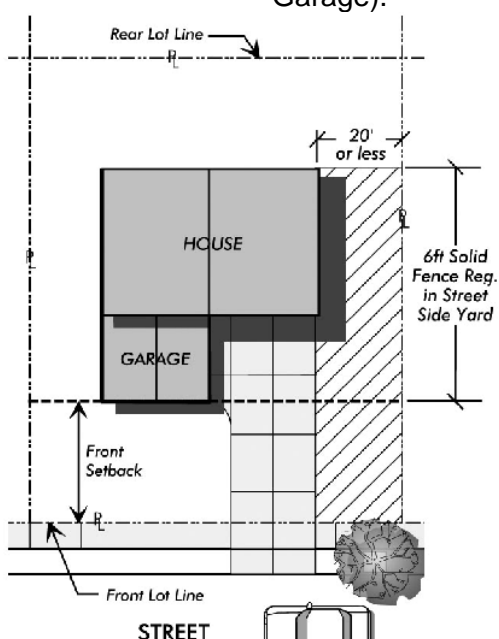
2. Parking Location in the Front and Side Yard Areas

Parking and maneuvering in front yard areas of single-family residential zones for all vehicles, except recreational vehicles, that are regulated by Section 19.580.070 A 4 (Recreational Vehicle Parking in Residential Zones), shall be limited to the space within a carport or garage plus a paved driveway between such garage or carport and the street from which it is served, not exceeding the

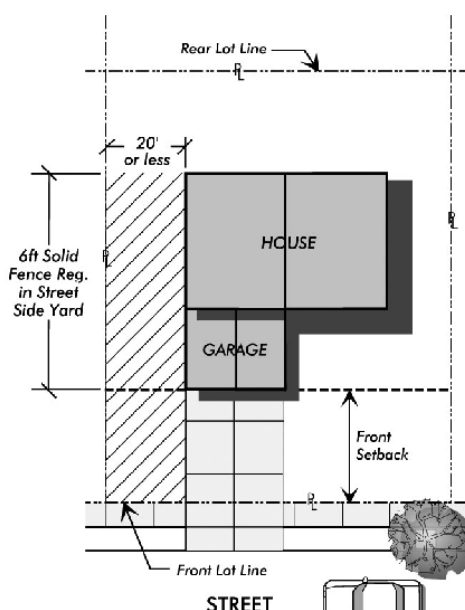
width of the garage. In addition, the following front and side yard areas may also be paved for the parking and maneuvering of vehicles, subject to the development standards contained in Section 19.580.070 A 3 (Permitted Driveway Locations). Hollywood style driveways that are paved wheel tracks meet the requirements of this Section.

3. Permitted Driveway Locations

- a. House With Attached or Detached Garage: The space between the driveway serving the garage and the nearest side property line, with such paving permitted to extend as far as the rear of the residential structure, such space not to exceed twenty feet in width beyond the driveway serving the garage. (See Figure 19.580.070 A 3 a - House with Attached Garage).

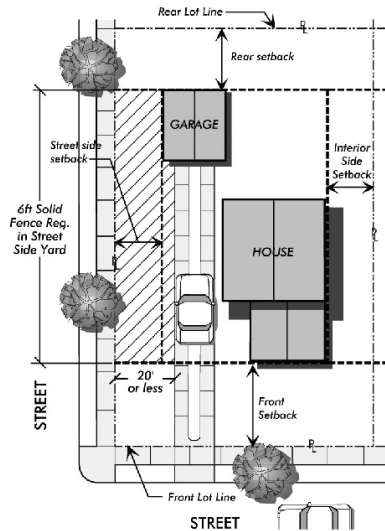


19.580.070 A 3 a
House with Attached
Garage



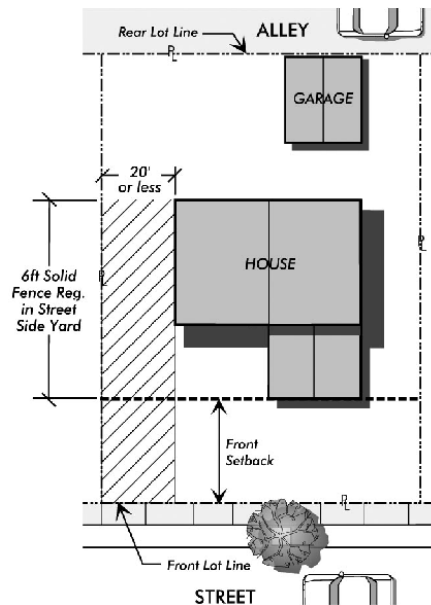
19.580.070 A 3 a
House with Attached
Garage

- b. House With Detached Garage, Served by Adjacent Street: The space between the driveway and the nearest side property line, extending as far as the rear of the garage, such space not to exceed 20 feet in width beyond the driveway serving the garage. (See Figure 19.580.070 A 3 b - House with Detached Garage).



19.580.070 A 3 b
House with Detached Garage

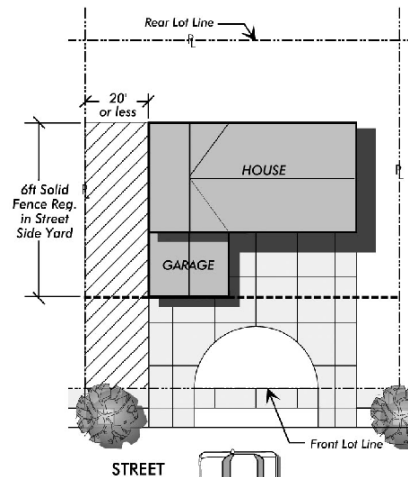
- c. House With Detached Garage Served From an Alley: A space, not exceeding twenty feet in width, adjacent to a side property line. Such paved space may extend no further than the space between the street and the rear of the house. Installation of such a driveway is subject to approval of a driveway curb cut by the Public Works Department. (See Figure 19.580.070 A 3 c - House with Detached Garage Served by Alley).



19.580.070 A 3 c
House with Detached Garage
Served by Alley

- d. Circular Drives: A house with one street frontage and at least eighty (80) feet of width, or any house with two street frontages may be served by a circular drive. In addition, the space between the circular drive and the nearest interior side property line may be paved, provided this additional paving does not exceed twenty feet in width beyond the point from the nearest point of the circular driveway and the interior side property line,

nor extend further than the distance between the street and the rear of the residence. No circular drive will be approved without the approval of the Public Works Director for two driveway openings. (See Figure 19.580.070 A 3 d - House with Circular Drive).



19.580.070 A 3 d
House with Circular Drive

- e. Special Requirements for Driveway Extensions in Street Side Yard Areas: Where the area proposed for driveway expansion is a street side yard, the portion of the driveway behind the front setback must be screened from the adjoining street by a six-foot-high solid fence or wall.
- f. Arterial Streets: No residential drives shall be permitted on arterial streets as shown on the General Plan Circulation and Transportation Element except where no other access to the property exists.
- g. Second Driveways: Except in the RA-5 and RC Zones, a second driveway may be added if the property has 80 feet or more of street frontage or has frontage on two streets, subject to approval by the Planning Division and Public Works Department

4. Recreational Vehicle Parking in Residential Zones

- a. Permitted Locations of Parking and Maneuvering Areas. Parking and maneuvering areas in front yard areas of single-family residential zones for all recreational vehicles, with a gross vehicle weight rating of 10,000 pounds or less, shall be limited to the space within a carport or garage plus a paved driveway between such garage or carport and the street from which it is served, not exceeding the width of the garage. In addition, the following front and side yard areas may also be paved for the parking and maneuvering of vehicles.
 - (1) House With Attached Garage: The space between the driveway serving the garage and the nearest side property line, with such paving permitted to extend as far as the rear of the residential structure, such space not to exceed twenty feet in width beyond

the driveway serving the garage. (See Figure 19.580.070 A 3 a - House with Attached Garage)

- (2) House With Detached Garage, Served by Adjacent Street: The space between the driveway and the nearest side property line, extending as far as the rear of the garage, such space not to exceed twenty feet in width beyond the driveway serving the garage. (See Figure 19.580.070 A 3 b - House with Detached Garage)
 - (3) House With Detached Garage Served From an Alley: A space, not exceeding twenty feet in width, adjacent to a side property line. Such paved space may extend no further than the space between the street and the rear of the house. Installation of such a driveway is subject to approval of a driveway curb cut by the Public Works Department. (See Figure 19.580.070 A 3 c - House with Detached Garage Served by Alley)
 - (4) Circular Drives: A house with one street frontage and at least one hundred feet of width, or any house with two street frontages may be served by a circular drive. In addition, the space between the circular drive and the nearest interior side property line may be paved, provided this additional paving does not exceed twenty feet in width beyond the point from the nearest point of the circular driveway and the interior side property line, nor extend further than the distance between the street and the rear of the residence. No circular drive will be approved without the approval of the Public Works Director for two driveway openings. (See Figure 19.580.070 3 A d - House with Circular Drive)
 - (5) Special Requirements for Driveway Extensions in Street Side Yard Areas: Where the area proposed for driveway expansion is a street side yard, the portion of the driveway behind the front setback must be screened from the adjoining street by a six-foot-high solid fence or wall.
- b. Nonconforming Rights. A non-paved driveway legally established prior to the adoption of this code section, including any expansion of the driveway to provide additional off-street parking subsequent to the adoption of this code section, is not subject to the paving requirements of this section unless the use and maintenance of such driveway and parking area lapses for a period of one year or more or unless the use served by the driveway is expanded. However, both the existing driveway and the additional parking area shall be surfaced with a weed- and dust-resistant material to the specifications of the Fire and Planning and Building Departments.
 - c. Registration and Vehicle Condition. All recreational vehicles, parked outside of a completely enclosed garage shall be currently and legally registered except as provided for by State law and shall be in an operable

and movable condition within one hour. Motorized recreational vehicles, shall be movable under their own power. Boats and other nonmotorized vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of vehicle being towed.

- d. Parking for recreational vehicles with a gross vehicle weight rating of 10,000 pounds or more.

- (1) In residential zones, the parking of recreational vehicles with a gross vehicle weight rating of 10,000 pounds or more shall only be allowed in the RR-Rural Residential, RE-Residential Estate, and RA-5 Residential Agricultural zones. Parking and maneuvering areas for such vehicles shall be limited to:

- (a) A garage or carport.

- (b) A paved surface in the rear yard, outside of required setbacks, or an interior side yard area adjacent to the property's existing garage or carport, provided that:

- i) A side yard area adjacent to a street shall not be used for recreational vehicle parking.

- ii) There shall be a minimum of 15 feet between the side property line and the nearest eave overhang.

- iii) The side yard area shall be accessible from the property's existing driveway. Only one driveway opening is permitted, except in the case of an existing circular driveway. However, a second driveway may be added if the property has 100 feet or more of street frontage or has frontage on two streets, subject to approval by the Planning and Public Works Departments.

- iv) A recreational vehicle parked in a side yard shall not extend forward of the front wall of the residence.

- (c) A recreational vehicle may not have any utility hookups or be used as living quarters except as permitted by 19.465 (Caretaker Living Quarters - Temporary).

- (d) The property may be fenced subject to current Zoning Code standards.

B. Multiple Family Dwellings

1. Required Number and Type of Spaces

- a. Number of Spaces: See Table 19.580.060 (Required Spaces) - Dwelling-Multiple Family.

- b. Covered Parking Required: At least 75 percent of the total required spaces shall be in a fully enclosed garage or carport.
- c. Distribution of Covered Parking: Garages and carports are to be distributed evenly throughout the project. Landscaped planters shall be required between garage structures as determined by the Development Review Committee. Required covered parking (garages and/or carports) must be utilized for vehicle parking and not for household storage.
- d. Security: All multi-family and student housing projects shall provide a locked storage area or garage for each unit or a fenced, secured complex with coded gates for entry.

C. Non Residential Uses

- 1. Except as provided in this Section, landscaped front and street side yard setbacks shall not be used for the off-street parking of vehicles or for off-street parking spaces, turning or maneuvering aisles. However, entrance and exit drives, as a means of ingress and egress to off-street parking spaces, shall be permitted to cross landscaped front and street side yard setbacks. (Ord. 7109 §§ 12, 13, 2010; Ord. 6966 §1, 2007)

19.580.080 Design Standards.

A. Parking Space Dimensions

- 1. Table 19.580.080 A (Off Street Vehicle Parking Space Dimensions) sets forth minimum size requirements for individual parking spaces. Design standards for handicapped parking stalls shall be provided in compliance with current requirements of the Uniform Building Code.
- 2. Parking spaces that are parallel and adjacent to a building, fence/wall, property line or other door swing or pedestrian access obstruction, shall be 9 ½ feet wide.
- 3. All off-street parking spaces shall be indicated by white or yellow painted stripes not less than 4 inches wide or by other means acceptable to the Planning Division. Handicapped accessible spaces shall be indicated by blue painted stripes, signs and markings, in accordance with State of California requirements.
- 4. Except in the case of individual tree well planters, the minimum 18 feet paved depth of a parking space shall not be reduced by an overhang into a planter.
- 5. Tandem parking shall not be permitted to satisfy the minimum parking requirement.

Table 19.580.080 A Off-Street Vehicle Parking Space Dimensions		
Type of Parking Stall	Size of Parking Stall (minimum)	
	Width	Length
Standard	9 ft.	18 ft.

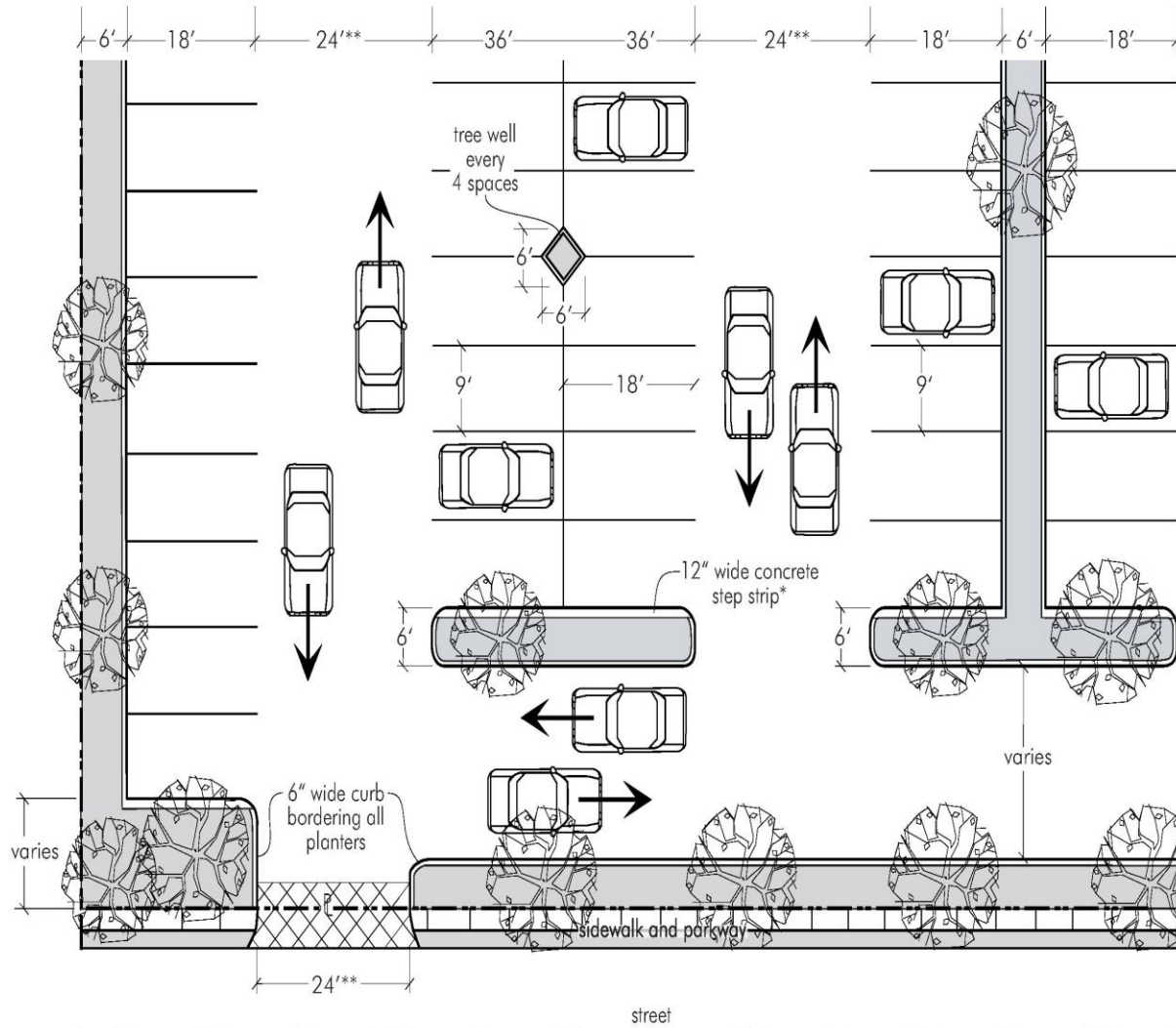
B. Drive Aisle and Driveway Width Dimensions

- Each parking space shall have adequate drives, aisles and turning and maneuvering areas for access in accordance with Table 19.580.080 B (Overall Parking Aisle Width).

Table 19.580.080 B Overall Parking Aisle Width				
	Parking Angle in Degrees			
	45	60	75	90
Aisle Width				
a. One-Way Traffic	12 ft.	16 ft.	18 ft.	24 ft.
b. Two-Way Traffic				24 ft.

Chapter 19.580 – Parking and Loading

Typical 90 Degree Parking



* 12" wide concrete step strip for all planters adjacent to parking stalls

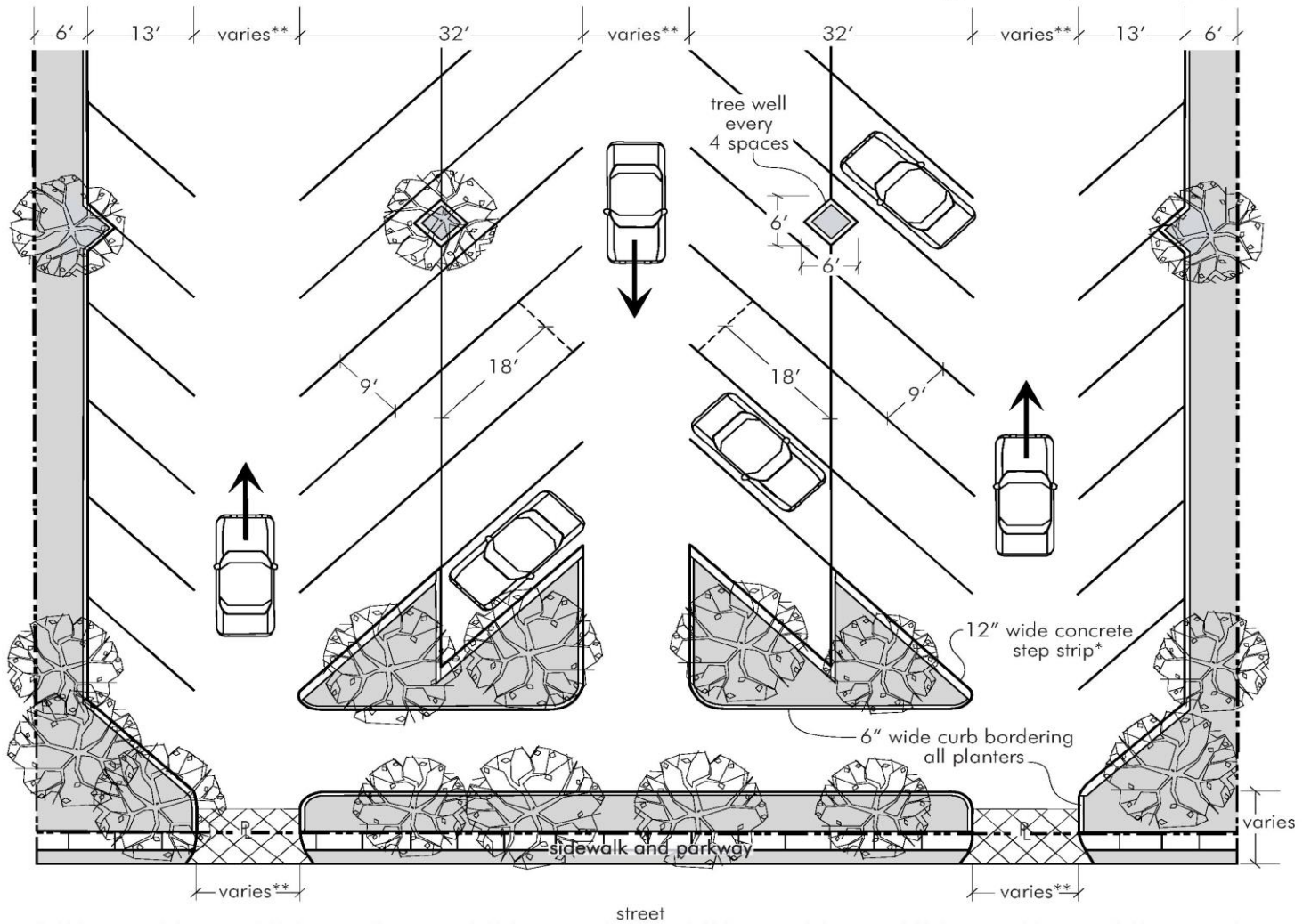
** 28' required for multiple family residential

note: wheel stops to be added where required

landscaping, typical

Chapter 19.580 – Parking and Loading

Typical Angled Parking



* 12" wide concrete step strip for all planters adjacent to parking stalls

** see Table 19.580.080B

note: wheel stops to be added where required

 landscaping, typical

2. The minimum driveway widths for different use categories are established in Table 19.580.080 C (Minimum Driveway Widths). On-drive parking is prohibited at the minimum widths, except for single family residential uses.

Table 19.580.080 C		
Minimum Driveway Widths		
Use	Driveway minimum width	Notes, Exceptions and Special Provisions
Single-Family Residential	10 ft.	
Multi-Family Residential (one-way)	12 ft.	Driveways shall be 150 ft. or less in Length with no on-drive parking and located adjacent to one or two story buildings
Multi-Family Residential (one-way)	16 ft.	Applicable to driveways inconsistent with the special provision above.
Multi-Family Residential (two-way)	24 ft.	The portion of the driveway used as maneuvering area for adjacent parking bays shall be 28 ft.
Non-Residential (one-way)	12 ft.	A driveway providing access to 10 or fewer parking spaces may be reduced to 10 ft. The total length of the 10-foot wide driveway shall not exceed 75 feet.
Non-Residential (two-way)	20 ft.	The portion of the driveway used as maneuvering area for adjacent parking bays shall be 24 ft.

C. Vehicular Access/ and Circulation

1. Accessibility and Usability: Driveways shall not be used for any purpose that would prevent vehicle access to parking spaces, or inhibit circulation or emergency service response.
2. Access to Adjacent Roadways: Parking spaces within a designated parking lot shall be designed to provide the minimum required turning and maneuvering areas, so vehicles can enter an abutting street in a forward direction (alleys may be used for maneuvering space).
3. Circulation: Within a parking lot, circulation shall be such that a vehicle entering the parking lot need not enter the street to reach another aisle and that a vehicle shall not enter a public street backwards. Internal circulation, including safe entrances and exits shall be provided meeting the established standards and specifications of the Planning Division and Public Works Department.

4. Visibility at Driveways: Driveways shall be designed and located in such a manner so as to ensure proper visibility to on-street traffic. Driveway design shall take into consideration slopes, curvature, speed, and conflicting turning movements in the area. Clear visibility shall be maintained from the driveway by keeping the designated clear vision triangle free of obstacles such as signs, landscaping, and structures. See Article X (Definitions) for a description of the clear vision triangle.

D. Parking Structures

1. Parking spaces located within a parking structure shall be provided with safe entrances and exits, turning and maneuvering areas and driveways meeting the established standards and specifications of the Planning Division and Public Works Department.
2. Driveways and turning and maneuvering areas in parking structure shall be paved with not less than 2 ½ inches of asphaltic concrete or an equivalent surfacing meeting the specifications of the Public Works Department and shall be maintained in good repair.
3. Parking structures shall have a minimum landscaped setback of 15 feet along all street frontages, except in the area bounded by First Street, Fourteenth Street, the Riverside Freeway, and Locust Street, where a 10-foot landscaped setback shall be provided along all street frontages. When a greater setback is required by the zone in which the parking structure is located, such greater setback shall prevail.
4. Parking structures shall have, along all street frontages, a 3-foot high buffer to such parking structure consisting of a decorative masonry wall, solid hedge or landscaped mound or any combination thereof. Masonry walls and hedges shall be situated at the rear of the landscaped setback required by subsection 3 of this Section.
5. Piers and pillars shall not encroach into parking stalls.

E. Garage/Carport- Architectural Design

Garages and carports required for residential development are to be designed to reflect the architecture of the dwelling units by using similar materials and roof pitches. Flat roofs will be discouraged.

F. Paving

1. Required parking, loading areas and circulation areas shall be paved with not less than 2 ½ inches of asphalt concrete or an equivalent impervious surface meeting the established standards and specifications of the Public Works Department. They shall be graded and drained so as to dispose of all surface water, and shall be maintained in good repair; provided that those portions of single-family residential driveways extending beyond a point 100 feet back from the street property line in the RE, RA and R-1 Zones may be

surfaced with an alternate material as determined by the Public Works Department; and further provided that in the RE Zone, the driveways within the bridle paths of equestrian trails shall not be paved.

2. A non-paved driveway legally established prior to the adoption of this Code Section, including any expansion of the driveway to provide additional off-street parking subsequent to the adoption of this Code Section, is not subject to the paving requirements of this Section unless the use and maintenance of such driveway and parking area lapses for a period of one year or more or unless the use served by the driveway is expanded. However, both the existing driveway and the additional parking area shall be surfaced with a weed- and dust-resistant material to the specifications of the Fire and Planning Division.
3. The Community & Economic Development Director or his/her designee shall have the authority to administratively grant exceptions to the paving location restrictions, consistent with the purposes of this Section, where special circumstances relating to property configuration, terrain, landscaping or structure locations make adherence to the paving location restrictions of this Section impractical. Any such decision by the Community & Economic Development Director or his/her designee may be appealed to the City Council.

G. Pedestrian Access and Circulation

All multi-family and non-residential developments shall be designed with a minimum of one designated pedestrian path from each abutting street to the primary entrance(s) to such use. Access shall be distinct from the vehicle access, visibly delineated, and designed to be safe and convenient. Specifically, internal pedestrian walkways shall be distinguished from driving surfaces through the use of raised sidewalks, special pavers, bricks, or scored/stamped concrete.

H. Drainage

Drainage facilities shall be provided in all public parking areas capable of handling and maintaining the drainage requirements of the subject property and surrounding properties. Drainage facilities shall be designed to dispose of all surface water consistent with Regional Water Quality Control Board standards, and to alleviate the creation of flooding and drainage problems.

I. Curbing and Bumper or Wheel Stops

Bumper stops not less than 2 feet in height or wheel stops not less than 6 inches in height shall be erected adjacent to any building or structure, wall, fence, property line, or walkway to protect other property. Areas containing plant materials shall be bordered by a concrete curb at least 6 inches high and 6 inches wide. Alternative barrier design to protect landscaped areas from damage by vehicles may be approved by the Development Review Committee.

J. Lighting

Parking areas shall have lighting capable of providing adequate illumination for security and safety. Also see Section 19.590.070 (Light and Glare) and Chapter 19.556 (Lighting).

K. Walls

When adjoining or across an alley from any residentially zoned or residentially used lot, a masonry wall 6 feet in height shall be erected and maintained so as to physically separate the parking, loading or sales area from the residential property; provided that such wall shall be 3 feet high within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be 3 feet high within ten feet of the street line. Also, see Chapter 19.550 (Fences, Walls and Landscape Materials). (Ord. 7109 §§14, 15, 2010; Ord. 6966 §1, 2007)

19.580.090 Parking Lot Landscaping.

Within parking lots, landscaping shall be used for shade and climate control, to enhance project design, and to screen the visual impact of vehicles and large expanses of pavement as set forth in the following paragraphs.

A. Shade

Trees shall be planted and maintained in all parking lots at a ratio of 1 tree for every 4 parking spaces (that may be clustered or grouped). The trees shall be placed throughout the parking lot in a manner that will ensure that all portions of the lot receive tree shade. Trees shall be of a variety that provide a broad canopy.

B. Screening

1. Between Parking Lot and Street Right-of Way: Landscaping shall be designed and maintained for partial screening of vehicles to a minimum height of 3 feet, measured from the finished grade of the parking lot. Screening materials may include any combination of plant materials, earthen berms, solid masonry walls, raised planters, or other screening device deemed by the Zoning Administrator to comply with the intent of this requirement. This provision shall not apply in those instances where a masonry wall is required and when such property is used for a single-family residence.
2. Between Drive-Through Lane and Street Right-of Way: An immediate 3-foot-high landscape screen shall be established along the outer edge of drive-through aisles. Screening materials may include a combination of plant materials, wall, raised planters, and berm as approved by the Approving Authority.

C. Percent Coverage

Except in any industrial, airport and railway base zone, parking lots having more than 20 spaces shall have a minimum of 5 percent of the parking lot area landscaped. Parking lot landscaping shall not count toward required landscape coverage otherwise required for the zoning district in which a project is located and is in addition to required landscaped setbacks.

D. Landscaped Setbacks

1. For 20 or fewer parking spaces: A minimum 10-foot-wide landscaped setback is required along all street frontages for parking, loading and outdoor vehicle sales areas.
2. For 21 or greater parking spaces: A minimum 15-foot-wide landscaped setback is required along all street frontages for parking, loading, and outdoor vehicle sales areas.
3. When a greater setback is required by the zone: The greater setback shall prevail along all street frontages for parking, loading, and outdoor vehicle sales areas.
4. When adjacent to a residentially zoned or residentially used lot: A minimum 5-foot-wide landscaped setback is required along all property lines shared with a residentially zoned or residentially used lot for parking, loading and outdoor vehicle sales areas in conjunction with the required 6-foot high masonry wall.

E. Irrigation

All landscaped areas shall be equipped with an underground automated irrigation system. (Ord. 7235 §12, 2013; Ord. 6966 §1, 2007)

19.580.100 Prohibition of Commercial, Heavy or Oversize Vehicle Parking.

- A. It is unlawful for the driver, owner or operator of any motor truck of a gross vehicle weight rating (GVWR) of more than 10,000 pounds or truck tractor, or trailer of a gross vehicle weight rating (GVWR) of more than 10,000 pounds of more than 10,000 pounds, or any combination thereof, to park, or cause to be parked, any such vehicle upon any public street, or alley, or on any residentially zoned property, within the residential districts of the City of Riverside as defined by Section 515 of the State of California Vehicle Code.
- B. It is unlawful for the driver, owner or operator of any motor truck, truck tractor, or trailer or any combination thereof, of a size larger than eight feet in height and/or twenty-four feet in length, to park, or cause to be parked, any such vehicle upon any public street, or alley, or on any residentially zoned property, within the residential districts of the City of Riverside as defined by Section 515 of the State of California Vehicle Code.

- C. For the purpose of this Section, gross vehicle weight rating (GVWR) means the manufacturer's rated capacity for the motor truck, truck tractor and/or trailer.
- D. It is unlawful to park, except for immediate loading and unloading of goods or to provide immediate services, any motor truck of a gross vehicle weight rating (GVWR) of more than 10,000 pounds, truck tractor, or trailer of a gross vehicle weight rating (GVWR) of more than 10,000 pounds, or any combination thereof, or any motor truck, truck tractor, or trailer or any combination thereof, of a size larger than eight feet in height and/or twenty-four feet in length, on residentially zoned property within the City limits.
- E. Recreational vehicles such as motor homes and travel trailers are exempted from the provisions of this Section; however, they remain subject to Section 19.580.070 A 4(Off Street Parking Location and Type Requirements). (Ord. 6966 §1, 2007)

19.580.110 Off-Street Loading Requirements.

At the time of erection, establishment or enlargement of any land use involving the receipt and distribution by vehicles of materials and merchandise, there shall be provided and maintained for such new use or construction at least 1 loading space of not less than 10 feet in width, 22 feet in length and 14 feet in height, with adequate ingress and egress from a public street or alley for each 4,000 square feet of gross floor area or fraction thereof; provided that not more than 2 of such spaces shall be required unless the floor area exceeds 20,000 square feet, in which case the site plan shall be submitted to the Approving Authority for the establishment of the required loading spaces. Such loading space, together with necessary driveways and turning and maneuvering areas, shall be developed and maintained in conformity with the requirements for off-street parking areas, and shall meet the established standards and specifications of the Planning Division. (Ord. 6966 §1, 2007)

19.580.120 Maintenance for Off-Street Parking.

- A. It shall be the responsibility of the property owner to ensure that all off-street parking spaces and areas required by this Chapter are maintained for the duration of the improvement or use requiring the parking area. Surfacing required for temporary lots shall be as determined by designated Approving or Appeal Authority.
- B. All parking facilities, including curbs, directional markings, handicapped symbols, landscaping, pavement, signs, striping, and wheel stops, shall be permanently maintained by the property owner/tenant in good repair, free of litter and debris, potholes, obstructions, and stored material.
- C. Drive aisles, approach lanes, and maneuvering areas shall be marked and maintained with directional arrows and striping to expedite traffic movement. Any area not intended for parking shall be signed as such, or in areas where curb exists, the curb may be painted red in lieu of signs. All signing and striping installations shall be in conformance with the 's current standards or as otherwise deemed necessary by the Zoning Administrator to ensure safe and efficient traffic flow in or about any parking facility. (Ord. 6966 §1, 2007)

19.580.130 Enforcement.

- A. All vehicles, including recreational vehicles, parked outside of a completely enclosed garage shall be currently and legally registered except as provided for by State law and shall be in an operable and movable condition within one hour. Motorized vehicles, including recreational vehicles, shall be movable under their own power. Boats and other non-motorized vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of vehicle being towed.
- B. Those persons authorized to issue citations pursuant to the Riverside Municipal Code and any police officer, any parking control checker and the Director of Public Works, or designee, is authorized and empowered to enforce this parking regulation and to issue parking control notices related thereto as provided by the State of California Vehicle Code Section 40202. (Ord. 6966 §1, 2007)

19.580.140 Variances.

The Development Review Committee shall have the authority to administratively grant variances to the parking standards per Chapter 19.580 (Parking and Loading), consistent with the purpose of this Chapter, where special circumstances relating to property configuration, terrain, landscaping or structure locations make adherence to the standards impractical. Any such decision by the Development Review Committee may be appealed to the Planning Commission or City Council per Chapter 19.680 (Appeals). (Ord. 6966 §1, 2007)

Exhibit “95”

Chapter 19.590

PERFORMANCE STANDARDS

- 19.590.010 Purpose.**
- 19.590.020 Applicability.**
- 19.590.030 Hazardous and Toxic Materials.**
- 19.590.050 Radioactivity.**
- 19.590.060 Electric and Electromagnetic Disturbances and Hazards.**
- 19.590.070 Light and Glare.**
- 19.590.080 Odor.**
- 19.590.090 Noise.**
- 19.590.100 Heat.**

19.590.010 Purpose.

- A. This Chapter describes certain characteristics associated with the design and operation of development that have the potential to create negative impacts on surrounding uses. Provisions herein identify the potential nuisance, establish thresholds for compliance, and explain the intent of development and operational standards to reduce potential impacts.
- B. Performance standards are provided to:
 - 1. Establish standards by which potential development related nuisances can be assessed, measured, and otherwise dealt with factually and objectively.
 - 2. Ensure that all such nuisances are controlled in the design and engineering phases of new development projects.
 - 3. Provide a framework by which potential impacts can be assessed and appropriate conditions applied in granting special use and conditional use permits. (Ord. 6966 §1, 2007)

19.590.020 Applicability.

- A. These performance standards shall apply to all uses in all zones, except for legal nonconforming uses, as determined by the Community & Economic Development Director or his/her designee.
- B. Compliance may be waived by the City Council if a building condition created under prior ordinances physically precludes the reasonable application of the standards. Additional categorical exceptions from compliance with the performance standards are as follows:
 - 1. Temporary activities, such as festivals and other special events with approved temporary use permits or other required permits, where such activities otherwise comply with other applicable provisions of the Zoning Code.
 - 2. Emergency activities subject to approval of an appropriate City Authority.

3. Construction activities, where such activity is temporary in nature and explicitly regulated by other Sections of the Municipal Code. (Ord. 6966 §1, 2007)

19.590.030 Hazardous and Toxic Materials.

- A. The intent of this Section is to protect local health, safety and general welfare by ensuring that the design and operational characteristics of a property or use does not adversely impact neighboring property owners, neighboring property users or the general public through the accidental or intentional release or use of hazardous materials.
- B. The use, handling, storage and transportation of hazardous and extremely hazardous materials shall comply with the provisions of the California Hazardous Materials Regulations (California Administrative Code, Title 22, Division (4)). The U.S. Environmental Protection Agency (EPA) and the California Department of Health Services (DHS) identify hazardous materials and prescribe handling, use and disposal practices. The use, storage, manufacture and disposal of hazardous materials shall be regulated and monitored according to the standards established by these agencies and any delegated government agencies.
- C. The use, handling, storage, and transportation of combustibles and explosives shall comply with the provisions of the Uniform Fire Code. No gasoline or other inflammables or explosives shall be stored unless the location, plans, and construction conform to the laws and regulations of the State of California and have the approval of the City of Riverside.
- D. Toxic gases or matter shall not be emitted that can cause any damage to health, to animals or vegetation, or other forms of property, or that can cause any excessive soiling beyond the lot lines of the use. (Ord. 6966 §1, 2007)

19.590.050 Radioactivity.

No use shall be permitted that emits radioactivity in dangerous amounts. The use, handling, storage, and transportation of radioactive materials shall comply with the provisions of the California Radiation Control Regulations (California Administrative Code, Title 17). (Ord. 6966 §1, 2007)

19.590.060 Electric and Electromagnetic Disturbances and Hazards.

No use shall be permitted where electric or electromagnetic interference results and adversely affects the operation of any equipment other than that belonging to the creator of such interference, or that does not conform to the regulations of the Federal Communications Commission. (Ord. 6966 §1, 2007)

19.590.070 Light and Glare.

- A. Lighting for safety purposes shall be provided at entryways, along walkways, between buildings, and within parking areas.
- B. Except for stadium and playing field lighting, lighting support structures shall not exceed the maximum permitted building height of the zone where such lights are located. Furthermore, the height of any lighting shall be the minimum required to accomplish the purpose of the light. Freestanding pole lights shall not exceed a maximum height of fourteen feet within 50 feet of a residentially zoned property or residential use.
- C. The candle-power of all lights shall be the minimum required to accomplish the purpose of the light.
- D. Flickering, flashing or strobe lights shall not be permitted. All lights shall be constant and shall not change intensity or color more often than once every 30 minutes.
- E. Aircraft search lights normally used to draw attention to a business from off-site are prohibited.
- F. Lighting where required for parking lots shall be provided at a level no less than one foot candle throughout the lot and access areas, and such lighting shall be certified as to its coverage, intensity and adherence to Section 19.590.070 (Light and Glare) and Chapter 19.556 (Lighting) by a qualified lighting engineer.
- G. All lights shall be directed, oriented, and shielded to prevent light from shining onto adjacent properties, onto public rights-of-way, and into driveway areas in a manner that would obstruct drivers' vision.
- H. Lighting for advertising signs shall not cause light or glare on surrounding properties.
- I. Lighting shall not be directed skyward or in a manner that interferes with the safe operation of aircraft. (Ord. 6966 §1, 2007)

19.590.080 Odor.

- A. This Section establishes regulations intended to prevent the exposure of persons to offensive odors. Odors from gases or other odorous matter shall not be of such intensity beyond the lot line of the use so as to be offensive to a reasonable person of normal sensitivity.
- B. Any process that creates or emits any odors, dust, smoke, gases, or other odorous matter shall comply with applicable standards set by the South Coast Air Quality Management District (SCAQMD). (Ord. 6966 §1, 2007)

19.590.090 Noise.

- A. These regulations aim to prohibit unnecessary, excessive and annoying noises from all sources, as certain noise levels are detrimental to the health and welfare of individuals. The standards apply to all land uses in all zones unless otherwise specified in the Zoning Code or other applicable law. In addition to the requirements of this Chapter,

any use or activity within the City shall comply with the noise regulations of Title 7 (Noise Control) of the Riverside Municipal Code.

- B. No person shall create nor allow the creation of noise that causes the noise level when measured on any property to exceed the noise standards set forth in Title 7 (Noise Control) of the Riverside Municipal Code.
- C. Utilization of compressors or other equipment, including but not limited to vents, ducts, and conduits, but excluding window or wall-mounted air-conditioners, that are located outside of the exterior walls of any building, shall be enclosed within a permanent, noncombustible, view-obscuring enclosure to ensure that the equipment will not emit noise in excess of the American National Standards Institute specifications for sound level meter ANSI S1.4-1971 or the latest approved revision thereof. (Ord. 6966 §1, 2007)

19.590.100 Heat.

Heat from any source shall not be produced beyond the lot lines of the use so as to be offensive to a reasonable person of normal sensitivity. (Ord. 6966 §1, 2007)

Exhibit “96”

Chapter 19.620

GENERAL SIGN PROVISIONS

- 19.620.010 Authority.**
- 19.620.020 Findings and Purpose.**
- 19.620.030 Applicability and Scope.**
- 19.620.040 Exempt Signs.**
- 19.620.050 Prohibited Signs.**
- 19.620.060 Design Principles.**
- 19.620.070 General Provisions for All Sign Types.**
- 19.620.080 Standards for Specific Sign Types by District and Use Type.**
- 19.620.090 Temporary Signs.**
- 19.620.100 Procedures for Sign Review and Approval.**
- 19.620.110 Sign Programs.**
- 19.620.120 Historic Signs.**
- 19.620.130 Nonconforming Signs.**
- 19.620.140 Enforcement.**
- 19.620.150 Definitions.**

19.620.010 Authority.

This Chapter is adopted pursuant to the authority vested in the City of Riverside and the State of California, including but not limited to: the State Constitution Article XI, Section 5, California Government Code Sections 65000 et seq., 38774, 38775, 65850(b), California Business and Professions Code Section 5230, and Penal Code 556. (Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.020 Findings and Purpose.

The City Council finds that unregulated and uncontrolled construction, erection, and lack of maintenance of signage in the City will result in excessive and inappropriate signage that has an adverse impact on the overall visual appearance of the City, which will adversely affect economic values. Unregulated and inappropriate signage can also increase risks to traffic and pedestrians by creating hazards and unreasonable distractions. It is, therefore, necessary to enact sign regulations to safeguard and preserve the health, property and public welfare of Riverside residents through control of the design, construction, location and maintenance of signs as an information system, which preserves and enhances the aesthetic character and environmental values of the City of Riverside, its residential neighborhoods and commercial/industrial districts consistent with the goals, policies, and strategies of the General Plan while providing an effective means for members of the public to express themselves through the display of signs. Regulations within this Chapter will minimize visual clutter, enhance safety through design and placement of signs, and preserve the aesthetics and character of the community. By adopting this Chapter, the City Council intends to balance the needs of the City's residents, businesses, institutions, and visitors for adequate identification, communication, and advertising with the objectives of protecting public safety and welfare and preserving and enhancing the aesthetic character and environmental values of the community, by:

- A. Encouraging communications that aid orientation and promote economic vitality while preventing visual clutter that will detract from the aesthetic character of the City;

- B. Applying basic principles of good design and sensitivity to community appearance to signage to avoid the creation of nuisances and privacy violations that will degrade the value of surrounding properties;
- C. Enhancing safety by ensuring that signs are designed, constructed, installed, and maintained in compliance with minimum standards necessary to provide adequate visibility and to avoid the creation of hazards or unreasonable distractions for pedestrians or drivers; and
- D. Ensuring that the constitutionally-guaranteed right of free speech is protected. (Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.030 Applicability and Scope.

This Chapter regulates signs, as defined herein, that are located or mounted on private property within the corporate limits of the City of Riverside, as well as signs located or mounted on public property that is owned or controlled by public entities other than the City of Riverside, and over which the City has land use or zoning authority. However, property owned by public entities other than the City, in which the City holds the present right of possession, or for which management rights have been delegated to the City, are not within the scope of this Chapter. Policies for private party signs on City-owned property, on the public right of way, and publicly owned properties in which the City holds the present right of possession or for which management rights have been delegated to the City, are stated in Chapter 19.625 (Private Party Signs on City-Owned Property and the Public Right-of-Way). The provisions set forth in this Chapter shall apply in all zoning districts of the City, except where expressly stated otherwise. No sign within the regulatory scope of this Chapter shall be erected or maintained anywhere in the City except in conformity with this Chapter. This Chapter applies prospectively only.

For the regulatory purposes of this Title, the following are not within the definition of “sign”:

- A. Architectural features: Decorative or architectural features of buildings (not including lettering, trademarks or moving parts);
- B. Symbols embedded in architecture: Symbols of non-commercial organizations or concepts including, but not limited to, religious or political symbols, when such are permanently integrated into the structure of a permanent building that is otherwise legal; also includes foundation stones, corner stones and similar devices;
- C. Personal appearance: Items or devices of personal apparel, decoration or appearance, including tattoos, makeup, wigs, costumes (but not including commercial mascots);
- D. Manufacturers’ marks: Marks on tangible products, that identify the marker, seller, provider or product, and that customarily remain attached to the product even after sale;
- E. Fireworks and Lighting Displays: The legal use of fireworks, candles and artificial lighting not otherwise regulated by the Title;
- F. Certain insignia on vehicles and vessels: on street legal vehicles and properly licensed watercraft: license plates, license plate frames, registration insignia, non-commercial messages, messages relating to the business of which the vehicle or vessel is an

instrument or tool (not including general advertising) and messages relating to the proposed sale, lease or exchange of the vehicle or vessel;

- G. Grave stones, grave markers and similar devices, when used with a cemetery to indicate deceased persons buried within proximity to the marker;
- H. Newsracks and newsstands;
- I. Door mats, floor mats, welcoming mats and similar devices;
- J. Legally placed vending machines displaying only onsite commercial or non-commercial graphics, and drive-up or walk up service facilities such as gas pumps and automated teller machines.
- K. Shopping carts identifying the establishment to which they belong; and
- L. Murals as defined by Section 19.620.160 of this Chapter subject to compliance with Chapter 19.710, Design Review, of the Zoning Ordinance. (Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.040 Exempt Signs.

- A. Signs Exempt from Permitting and Standards. In addition to specific provisions elsewhere in this Chapter that exempt certain signs from a permit requirement, the following signs do not require a permit and are not subject to standards:
 - 1. Signs of public service and utility companies indicating danger and aides to service and public safety;
 - 2. Signs or other visual communicative devices that are located entirely within a legally established building or other enclosed structure and are not visible from the exterior thereof;
 - 3. Railroad crossing signs;
 - 4. Traffic or municipal signs posted by government agencies;
 - 5. Legal notices posted pursuant to law or court order; and
 - 6. Address signs that are required by and conform with the Building Code; and
 - 7. Public service and civic identification signs promoting City-sponsored activities or community events as authorized by the City Council.
- B. Signs Exempt from Permit Requirements. The following signs do not require permits pursuant to Section 19.620.110, Procedures for Sign Approval, of this Chapter when they comply with the applicable standards of this Chapter:
 - 1. Directional Signs. On properties containing public parking areas in any zone, monument directional signs, not exceeding 6 square feet in area per display face and 4 feet in overall height, located at each public entrance to or exit from the public parking area. Building mounted directional signs shall also be allowed as

necessary to direct persons to specific functions of a business with separate exterior entrances. Such signs shall not exceed 6 square feet in area and shall be situated directly above or to the side of the entrance being identified.

2. Information Signs Not Displaying General Advertising for Hire.
 - a. Building or window signs less than 4 square feet in area indicating the hours of operation of an establishment and whether such establishment is presently open to the public;
 - b. Freestanding signs not exceeding 1 square-foot in area and 4 feet in height providing information for the safety and convenience of the public, such as identifying rest rooms or telephones or areas where parking is not permitted;
3. Hazard Signs. Signs warning persons of hazards pertaining to the property provided that individual signs do not exceed 1 square foot in size and 6 feet in height and are erected at least 75 feet apart from each other.
4. Flags. Flags not used as general advertising for hire if they comply with the following standards:
 - a. Complexes of Commercial, Office and Industrial Uses. Each complex of commercial, office or industrial uses, consisting of 3 or more uses on a single parcel or contiguous parcels with common off-street parking and access, may display not more than 3 flags, subject to: maximum area of 60 square feet (area includes one side only) on not more than 3 maximum 35 foot high poles. If separate poles are used, the distance from one pole to another may not exceed 20 feet. Any illumination shall be oriented and shielded not to glare into adjacent properties. Bunting shall be securely attached to at least two ends of a rigid frame attached to a pole or projecting from a building in compliance with standards for projecting signs.
 - b. All Other Nonresidential Uses. Each occupied parcel containing a nonresidential use, other than described in sub-section a. may display not more than 3 flags, subject to: maximum area of 60 square feet (area includes one side only) on not more than 3 maximum 35 foot high poles. If separate poles are used, the distance from one pole to another may not exceed 10 feet.
 - c. Residential Subdivisions and Condominiums. Each residential subdivision or condominium with new, previously unoccupied dwelling units for sale may display one flag, maximum 25 square foot on a pole not higher than 20 feet, per model home in a model home complex. Such poles must be situated not closer than 10 feet from the public right-of-way and within 20 feet of the model complex or sales office. If separate poles are used, the distance from one pole to another may not exceed 10 feet. A residential subdivision or condominium is considered to be all lots under a parent tract number including all phases.

- d. Apartments and Mobile Homes. Complexes of 4 or more apartments or mobile homes sharing common private access and/or parking may display not more than 3 flags, subject to: maximum area of 25 square feet (area includes one side only) on not more than 3 maximum 20 foot high poles. If separate poles are used, the distance from one to another may not exceed 10 feet.
 - e. All Other Residential Uses. Each occupied parcel containing a residential use other than described in sub-sections c. and d. may display one flag, subject to a maximum area of 25 square feet (area includes one side only) on 1 maximum 20-foot high pole.
- 5. Non-illuminated identification signs up to 4 square feet in area on residential multi-unit buildings and complexes;
- 6. Construction Site Signs. In all zones, unlighted freestanding or wall signs may be displayed on the lot or parcel on which the construction is occurring. Such signs and support structures and fasteners shall be totally removed prior to release for occupancy. Such signs shall not exceed 32 square feet in area (area includes one side only).
- C. Nonconforming Signs. Signs that were legal when first installed, and which have not been modified so as to become illegal, may be continued even though they do not comply with the standards and requirements of this Chapter as provided for in Section 19.620.130. No such sign shall be moved, altered, or enlarged unless required by law or unless the moving, alteration or enlargement conforms to the applicable requirements of this Chapter and will result in the elimination or substantial reduction of the sign's nonconforming features. (Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.050 Prohibited Signs.

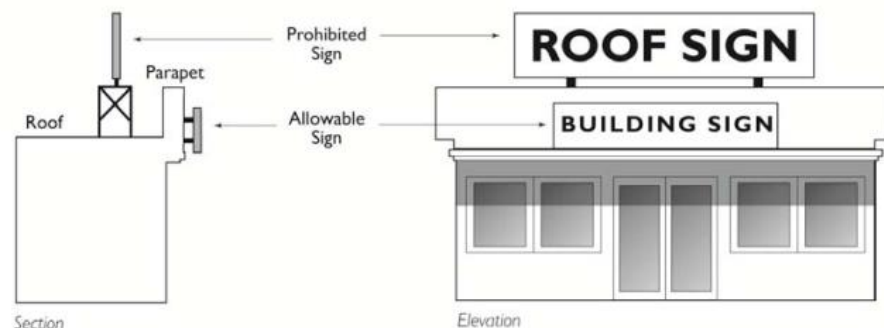
Unless otherwise permitted by a specific provision of this Chapter, the following sign types are prohibited in all zones:

- A. Advertising Statuary. Unless approved subject to a Conditional Use Permit and Design Review pursuant to Chapters 19.760 and 19.710 of the Zoning Ordinance, all forms of advertising statuary are prohibited in all zones. A three-dimensional sign that is affixed to a building and complies with all the applicable requirements of this Chapter shall not be considered advertising statuary.
- B. Animated and Moving Signs. Signs that blink, flash, shimmer, glitter, rotate, oscillate, are projected, or move, or which give the appearance of blinking, flashing, shimmering, glittering, rotating, oscillating or moving except for signs with changeable digital displays (e.g. light emitting diodes) that are expressly allowed by another provision of this Chapter or a specific plan or other policy approved by the City Council.
- C. Banners, Balloons, Streamers, and Pennants. Banners, balloons, streamers, and pennants that direct, promote, attract, service or that are otherwise designed to attract attention are prohibited in all zones except as temporary signs that comply with the requirements of Section 19.620.090, Temporary Signs, flags that comply with Section 19.620.040.B.4, Exempt Signs, or a specific plan or other policy approved by the City

Council. Feather banners as defined in Section 19.620.150 are prohibited in all zones as either Temporary or Permanent signs.

- D. Bench Signs. All forms of bench signs or bus stop commercial advertising are prohibited in all zones except where State law expressly grants to a public transportation agency rights to such signage.
- E. Commercial Mascots. All commercial signs held, posted or attended by commercial mascots as defined in Section 19.620.150 are prohibited in all zones.
- F. Mobile Signs. Any sign carried or conveyed by a vehicle that is used as a device for general advertising for hire, excluding signs on taxis and public buses.
- G. Permanent Signs Displaying Off-Premises General Advertising for Hire (Billboards). This Chapter does not allow or authorize a permanent structure signs displaying general advertising for hire for a business, commodity, service, facility or other such matter not located, conducted, sold or offered upon the premises where the sign is located. Such signs are prohibited in all zones unless authorized by separate Chapter of the Municipal Code.
- H. Pole Signs. Unless expressly allowed by another provision of this Chapter or a specific plan or policy approved by the City Council, pole signs are prohibited in all zones.
- I. Portable Signs. Unless expressly allowed by another provision of this Chapter or by separate Chapter of the Municipal Code, portable signs are prohibited in all zones.
- J. Paper Signs and Placards. Paper signs and placards that direct, promote, attract, service or that are otherwise designed to attract attention are prohibited in all zones except for temporary signs that comply with the applicable requirements of Section 19.620.090, Temporary Signs.
- K. Roof Signs. Unless expressly allowed by another provision of this Chapter, roof signs as defined in Section 19.620.150 of this Chapter are prohibited in all zones. A mansard sign that does not extend above the deck-line or principal roofline of a mansard roof and complies with all other applicable provisions of this Chapter shall not be considered to be a Roof Sign.

FIGURE 19.620.050.K: ROOF SIGNS



- L. Signs Creating Traffic Hazards.

1. Signs located in such a manner as to constitute a traffic hazard or obstruct the view of traffic, or any authorized traffic sign or signal device, as determined by the Community & Economic Development Director or his/her designee;
 2. Signs that may create confusion with any authorized traffic sign, signal, or device because their color, location or wording, or use of any phrase, symbol, or character interferes with, misleads, or confuses vehicular drivers in their use of roads or conflicts with any traffic control sign or device;
 3. Signs within 5 feet of a fire hydrant, street sign, or traffic signal.
- M. Signs That Produce Emissions or Noise. Signs that produce visible smoke, vapor, particles, bubbles or free-floating particles of matter, odor, noise or sounds that can be heard at the property line, excluding voice units at menu boards and devices for servicing customers from their vehicles, such as drive-up windows at banks, when such units are used only for the purpose of two-way communication and sufficiently shielded to prevent impacts to adjacent residential properties.
- N. Signs for Prohibited or Unpermitted Uses. A sign displaying a commercial message promoting a business that is a prohibited use as established in Chapter 19.150 (Base Zones Permitted Land Uses) and which has not been established as a legal non-conforming use or a business that is permitted but has not obtained required approvals pursuant to the requirements of this Code.
- O. Signs on Public Property. Except as otherwise provided for in Chapter 19.625, Private Party Signs on City-Owned Property and the Public Right-of-Way, no inanimate sign, or supporting sign structure, may be erected in the public right of way, including portable A-frame signs. This provision does not prohibit signs that are mounted on private property but project into or over public property or the public right of way, when such sign is authorized by an encroachment permit. (Ord. 7300 §2, 2015; Ord. 7184 §1, 2012; Ord. 6966 §1, 2007)

19.620.060 Design Principles.

- A. Architectural Compatibility. A sign (including its supporting structure, if any) shall be designed as an integral design element of a building's architecture and shall be architecturally compatible, including color and scale, with any building to which the sign is to be attached and with surrounding structures. A sign that covers a window or that spills over "natural" boundaries or architectural features and obliterates parts of upper floors of buildings is detrimental to visual order and shall not be permitted.
- B. Consistency with Area Character. A sign shall be consistent with distinct area or district characteristics and incorporate common design elements, such as sign materials or themes. Where a sign is located in close proximity to a residential area, the sign shall be designed and located so it has little or no impact on adjacent residential neighborhoods.
- C. Legibility. The size and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, shall be selected based on the average distance and average travel speed of the viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors

chosen for the sign text and/or graphics shall have sufficient contrast with the sign background in order to be easily read during both day and night.

- D. Readability. A sign message shall be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign.
- E. Visibility. A sign shall be conspicuous and readily distinguishable from its surroundings so a viewer can easily see the information it communicates. (Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.070 General Provisions for All Sign Types.

The following regulations apply to all signs in any zone:

- A. Signs Must Comply With This Code. In all zones, only such signs as are specifically permitted in this Chapter may be placed, erected, maintained, displayed or used, and the placement, erection, maintenance, display or use of signs shall be subject to all restrictions, limitations and regulations contained in this Chapter. The placement, erection, maintenance, display or use of all other signs is prohibited.
- B. Enforcement Authority. The Community & Economic Development Director or his/her designee is authorized and directed to enforce and administer the provisions of this Chapter.
- C. Permit Requirement. Unless expressly exempted by a provision of this Chapter, or by other applicable law, signs within the regulatory scope of this Chapter may be displayed only pursuant to a permit issued by the City pursuant to Section 19.620.100 of this Chapter and any applicable permit required by the Building Code.
- D. Design Review Required for Non-Residential Uses. Unless exempt from the requirements of this Chapter, the design and placement of any permanent sign erected for a non-residential use is subject to review under the Citywide Sign and Design Guidelines.
- E. Message Neutrality. It is the City's policy to regulate signs in a constitutional manner that does not favor commercial speech over noncommercial speech and is content neutral as to noncommercial messages which are within the protections of the First Amendment to the U.S. Constitution and the corollary provisions of the California Constitution.
- F. Regulatory Interpretations. All regulatory interpretations of this Chapter are to be exercised in light of the City's message neutrality policy. Where a particular type of sign is proposed in a permit application, and the type is neither expressly allowed nor prohibited by this Chapter, or whenever a sign does not qualify as a "structure" as defined in the Building Code, then the Community & Economic Development Director or his/her designee shall approve, conditionally approve or disapprove the application based on the most similar sign type that is expressly regulated by this Chapter.
- G. Changes to Copy of Approved Signs. Changes to the copy of approved signs that were legally established and have not been modified so as to become illegal are exempt from

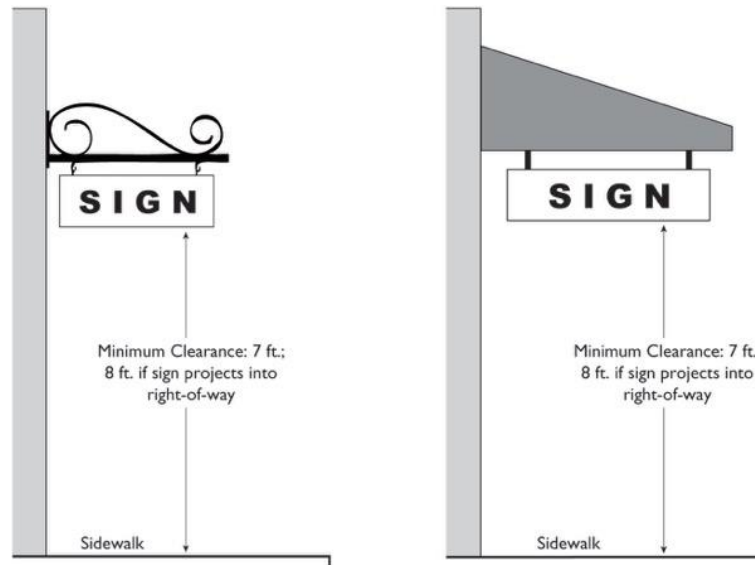
permitting pursuant to this Chapter. Changes to copy do not include changes to the type or level of illumination of an approved sign.

- H. Substitution of Messages. Subject to the property owner's consent, a protected noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message, provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Chapter. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over protected noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, lot or land use; does not affect the requirement that a sign structure or mounting device be properly permitted; does not allow a change in the physical structure of a sign or its mounting device; does not allow the substitution of an off-site commercial message in place of an on-site commercial message.
- I. Rules for Non-communicative Aspects of Signs. All rules and regulations concerning the non-communicative aspects of signs, such as location, size, height, illumination, spacing, orientation, etc., stand enforceable independently of any permit or approval process.
- J. Situs of Non-commercial Message Signs. The onsite/offsite distinction applies only to commercial messages on signs.
- K. Mixed Use Zones. In any zone where both residential and non-residential uses are allowed, the sign-related rights and responsibilities applicable to any particular use shall be determined as follows: residential uses shall be treated as if they were located where that type of use would be allowed as a matter of right, and nonresidential uses shall be treated as if they were located in a zone where that particular use would be allowed, either as a matter of right or subject to a conditional use permit or similar discretionary process.
- L. Property Owner's Consent. No sign may be displayed without the consent of the legal owner(s) of the property on which the sign is mounted or displayed. For purposes of this policy, "owner" means the holder of the legal title to the property and all parties and persons holding a present right to possession, control or use of the property.
- M. Legal Nature of Signage Rights and Duties. As to all signs attached to property, real or personal, the signage rights, duties and obligations arising from this Chapter attach to and travel with the land or other property on which a sign is mounted or displayed. This provision does not modify or affect the law of fixtures, sign-related provisions in private leases regarding signs (so long as they are not in conflict with this Chapter), or the ownership of sign structures.
- N. Variances. When a variance from the rules stated in this Chapter is sought, such variance may be permitted only upon the approval of the Approving Authority as designated in Table 19.650.020. In considering requests for such variances, the Approving Authority shall not consider the message of the sign display face, and may not approve a variance that would allow a permanent structure sign to be used for the display of off-site commercial messages or general advertising for hire. Except as

otherwise provided for within this Chapter, any variances from the standards set forth in this Chapter shall be in accordance with Chapter 19.720 (Variance). In considering a variance, the City may not consider the graphic design or copy of the sign or display face.

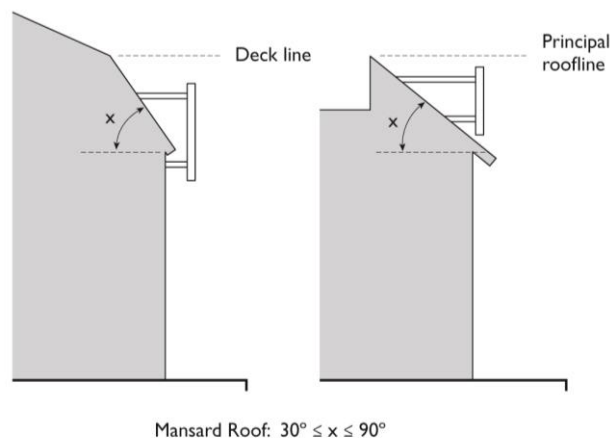
- O. Severance. If any section, sentence, clause, phrase, word, portion or provision of this Chapter is held invalid or, unconstitutional, or unenforceable, by any court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Chapter which can be given effect without the invalid portion. In adopting this Chapter, the City Council affirmatively declares that it would have approved and adopted the Chapter even without any portion, which may be held invalid or unenforceable.
- P. Riverside Municipal Airport. Except for signs oriented so as to be primarily viewed from any public street other than Airport Drive, signs within Riverside Municipal Airport and which serve lessees of the Riverside Municipal Airport shall be governed by the Riverside Municipal Airport Sign Criteria adopted by resolution of the City Council and shall not be restricted by this Chapter except for those provisions regarding maintenance and safety. Signs at the Municipal Airport are also subject to permits under the City Building Code.
- Q. Permitted Sign Locations.
 - 1. **Building Signs**. All building signs must be located on and directly parallel to a building wall, canopy fascia or mansard roof directly abutting the use or occupancy being identified and directly facing a parking lot, mall, street, driveway, alley or freeway.
 - 2. **Window Signs**. Except for signs painted directly on the exterior surface of the window, all window signs must be located on or within 24 inches of the inner surface of a window directly used by the use or occupancy being identified and be directly facing a parking lot, mall, street, driveway, alley or freeway.
 - 3. **Under Canopy and Shingle Signs**. All under canopy and shingle signs shall be suspended from the underside of a pedestrian canopy or awning directly adjacent to the business identified on the sign or a support attached to and projecting from the building wall. Such signs shall be oriented perpendicular to the adjacent wall of the business being identified and shall be attached with rigid supports of a type and in a manner acceptable to the Building and Safety Division. A minimum clearance of 7 feet shall be maintained between the grade level below the sign and the lowermost portion of the sign except when the sign is projecting over a public right-of-way, in that case the minimum clearance shall be 8 feet.

FIGURE 19.620.070.Q-3: UNDER CANOPY AND SHINGLE SIGNS



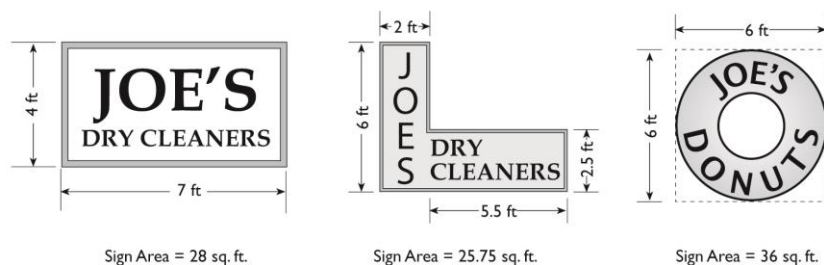
4. Pylon and Monument Signs. All pylon and monument signs shall be oriented toward a parking lot, mall, street, driveway or alley. Such signs shall be situated on the lot or parcel on which the use or occupancy identified is located, except in a commercial, office or industrial complex where such a sign may be located on any lot or parcel in the complex where the use or occupancy identified is located.
5. Sign Projection from a Building Face. Building signs shall not project more than 12 inches from the face of the building on which they are placed with the following exceptions:
 - a. Signs placed on a mansard roof may project such a distance from the face of the roof as necessary for the sign face to be perpendicular to the floor of the building.

FIGURE 19.620.070.Q-5: MANSARD ROOF SIGN



- b. In any Neighborhood Commercial Overlay Zone, a maximum 4 square foot, double-faced sign, oriented perpendicular to the building wall is permitted in lieu of an under canopy sign. Such perpendicular sign shall not project more than 30 inches from the face of the building wall on which it is placed, shall be attached with rigid supports in a manner acceptable to the Building and Safety Division and shall maintain a minimum clearance of 8 feet between the grade level below the sign and the lowermost portion of the sign.
 - c. A three-dimensional sign that complies with the applicable requirements of this chapter.
 - 6. Projection of Permanent Signs over Public Rights-of-Way. All signs that project over or into the public right-of-way require approval of an encroachment permit by the Public Works Department under Sections 10.16.040 and Section 13.08.015 of the Riverside Municipal Code.
 - 7. Historic Area Perpendicular Signs. For buildings registered in the National Historic Register; designated a State Historical landmark, a City of Riverside landmark or structure of merit; or located in a City of Riverside historic preservation district or neighborhood conservation area, and that contain a nonresidential use, double-faced signs, oriented perpendicular to the building wall are permitted subject to standards in Section 19.620.120.C.
- R. Calculation of Sign Area. The area of an individual sign, as defined in Section 19.620.150 of this Chapter, shall be calculated according to the following provisions. Sign area does not include supporting structures such as sign bases and columns provided that they contain no lettering or graphics except for addresses or required tags. The calculation of sign area for various types of signs is illustrated in Figures 19.620.070.R-1, 2, and 3.
- 1. Single-faced Signs. Where only one face of the sign includes written copy, logos, emblems, symbols, ornaments, illustrations, or other sign media, the sign area shall include the entire area within a single continuous perimeter composed of one or two rectangles that enclose the extreme limits of all sign elements on the face of the sign.

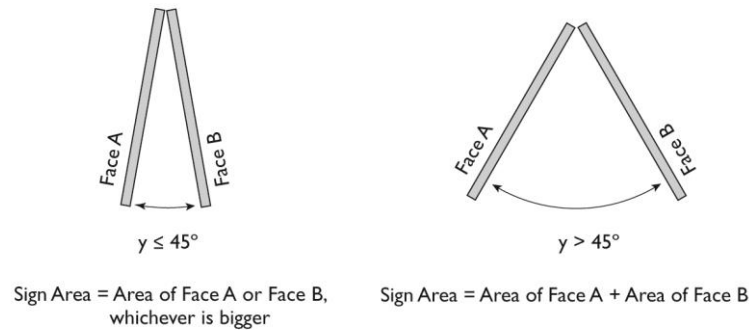
FIGURE 19.620.070.R-1: MEASURING AREA OF SINGLE-FACED SIGNS



- 2. Double-faced Signs. Where two faces of a double-faced sign have an interior angle of 45 degrees or less from one another, the sign area must be computed as the area of one face. Where the two faces are not equal in size, the larger

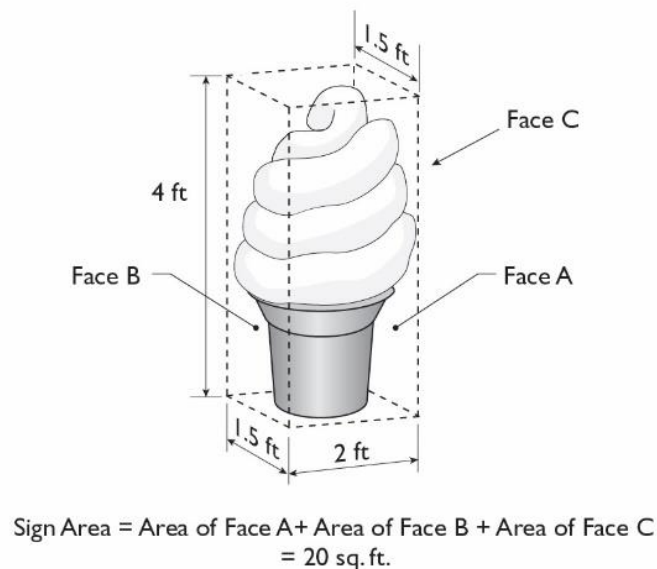
sign face will be used. Where two faces of a double-faced sign have an interior angle of more than 45 degrees from one another, both sign faces will be counted toward sign area.

FIGURE 19.620.070.R-2: MEASURING MEASURING AREA OF DOUBLE-FACED SIGNS



3. **Multi-Faced Signs.** Signs with three or more faces, where at least one interior angle is 45 degrees or more the calculation shall include the total area of each face that includes written copy, emblems, symbols, ornament, illustrations, or other sign media regardless of the dimension of each face.
4. **Three Dimensional Signs.** Signs that consist of one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), shall have a sign area that is the sum of the areas of the three visible vertical faces of the smallest cube or rectangular volume that will encompass the sign.

FIGURE 19.620.070.R-3: MEASURING AREA OF THREE-DIMENSIONAL SIGNS



- S. Materials. Permanent signs may not be made of plywood, pressed board, non-exterior grade wood products or any material, such as paper or cardboard, that is subject to rapid deterioration and not weather-resistant. Materials used for temporary signs shall comply with applicable requirements of Section 19.620.090, Temporary Signs. Fabric signs shall be restricted to Public Service and Civic Identity Banners, Awning Signs, and Temporary Signs permitted pursuant to Section 19.620.090.
- T. Illumination. Unless specifically restricted by this Chapter, signs may be illuminated or non-illuminated. The illumination of signs, from either an internal or external source, shall be designed to avoid negative impacts on surrounding rights-of-way and properties. The following standards shall apply to all illuminated signs:
1. Sign lighting shall not be of an intensity or brightness, or generate glare, that will create a nuisance for residential buildings in a direct line of sight to the sign;
 2. External light sources shall be directed, shielded, and filtered to limit direct illumination of any object other than the sign;
 3. Exposed incandescent lamps that exceed 40 watts or contain either internal or external metal reflectors are not permitted.
 4. Refer to Section 19.620.080.C.5 for additional illumination requirements for electronic message center signs.
- U. Maintenance and Safety.
1. Maintenance. All signs, together with all their supports, braces, guys and anchors, shall be kept in repair and in a proper state of preservation. The display surfaces of all signs shall be kept neatly painted or posted. The Community & Economic Development Director or his/her designee may order the removal of any sign that is not maintained in accordance with the provisions of this Chapter and all other applicable laws.
 2. Interference with Safety Passages. No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit or standpipe. No sign shall obstruct any window to such an extent that any light, ventilation or access is reduced to a point below that required by any law or ordinance.
 3. Proximity to Electrical Facilities. No sign or structure shall be erected in such a manner that any portion of its surface or supports shall be within 6 feet of overhead electric conductors, which are energized in excess of 750 volts, nor within 3 feet of conductors energized at 0 to 750 volts.
 4. Electrical Signs. Electrical signs shall bear the label of an approved testing laboratory. Said label shall not exceed 4 square inches. Said label shall be placed as directed by the Community & Economic Development Director or his/her designee. Electrical signs and appurtenant equipment shall be installed in accordance with the Electrical Code.

5. Engineering Design and Materials. Signs designed and constructed as building elements or structures shall be in accordance with the provisions of the Building Code.
6. Inspections. It shall be the duty of every person who may erect any sign designated under this Chapter to afford ample means and accommodation for the purpose of inspection whenever, in the judgment of the Community & Economic Development Director or his/her designee or the Building Official, such inspection is necessary. The inspectors for the Public Utilities Department and the Fire Department of the City shall also have the right and authority to inspect any such signs during reasonable hours.
7. Liability of Owners. This Chapter shall not be construed to relieve from or lessen the responsibility of any person owning, maintaining, operating, constructing or installing any sign or other device mentioned in this Chapter for damages to life or property caused by any defect therein.
8. City Responsibility for Sign Compliance. Neither the City nor any agent thereof may be held as assuming any liability by reason of the inspection required by this Chapter. Nothing in this Chapter waives or diminishes any defenses the City may have in any action alleging that the City is responsible, in whole or in part, for damage, loss or injury caused by any sign. By enacting this Chapter the City does not waive its immunities under California statutory law, including but not limited to the governmental immunities. (Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.080 Standards for Specific Sign Types by District and Use Type.

- A. Permanent signs shall comply with the standards in Tables 19.620.080.A, B and C and the additional requirements that follow the tables.

TABLE 19.620.080.A: BUILDING SIGNS IN NON-RESIDENTIAL AND MIXED-USE DISTRICTS

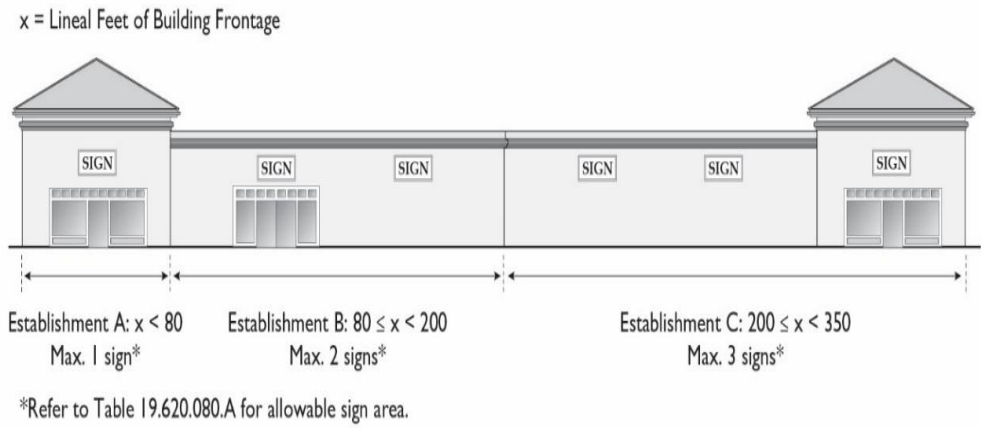
		<i>Wall Signs</i>					<i>Window Signs</i>	<i>Under Canopy Shingle</i>
Tenant/Occupant Building Frontage in lineal feet (LF)		Less than 80 LF	80 LF or more & less than 200 LF	200 LF or more & less than 350 LF	350 LF or more & less than 500 LF	500 LF or more		
Commercial Zones	CR, CG & CRC	1 wall sign per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage	2 wall signs per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage	3 wall signs per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage up to a maximum of 200 square feet	4 wall signs per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage up to a maximum of 400 square feet	5 wall signs per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage up to a maximum of 500 square feet.	Allowed	1 under canopy shingle sign per use or occupancy 9 square feet
	O (Office)	1 wall sign per building frontage 1 square-foot of sign area per lineal foot of occupant building frontage.	For each occupant building frontage 80 lineal feet in length or more: 2 wall signs per occupant building frontage 1 square-foot of sign area per lineal foot of occupant building frontage or 200 square feet for the entire building frontage, whichever is less.				Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones
Mixed Use Zones-- MU-N, MU-V & MU-U		Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones
Industrial Zones-- BMP, I, AI & AIR within an Industrial Complex		1 wall sign per occupant or building on each building frontage	For each occupant building frontage 80 lineal feet in length or more: 2 wall signs on each occupant building frontage oriented toward a parking lot, mall street, driveway, alley or freeway. 1 square-foot of sign area per lineal foot of occupant building frontage not				Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones

TABLE 19.620.080.A: BUILDING SIGNS IN NON-RESIDENTIAL AND MIXED-USE DISTRICTS

	Wall Signs		Window Signs	Under Canopy Shingle
	1 square-foot of sign area per lineal foot of occupant building frontage	to exceed 200 square feet of total sign area.		
Other Zones Public Facilities Zone, Schools and All other Non-Commercial/Industrial & Non-Residential Uses	1 on-premises wall sign for each street frontage 1 square-foot of sign area per lineal foot of occupant building frontage not to exceed 24 square feet of total sign area		Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones
Wall Signs - Multiple Story Buildings Greater than 3 Stories in Zones where Buildings Greater than 3 Stories are Allowed - For multiple story buildings greater than 3 stories, wall signs are allowed only on the first floor and on the top floor of a building. The maximum area of wall signs on the first floor shall not exceed the total allowable wall sign area specified in the wall sign standards above. See specific standards below for maximum area of top floor signs allowed in addition to allowable area for first floor signage. For multiple story buildings 3 stories or less, wall signs are allowed on any floor but the total sign area for the entire building frontage inclusive of all floors shall not exceed the maximum allowable sign area as indicated in the standards above.				
	4 Stories	5 to 6 Stories	7 to 10 Stories	Over 10 Stories
Building frontage less than 150 lineal feet	1 sign per building frontage located at the top floor 100 square feet	1 sign per building frontage located at the top floor 150 square feet	1 sign per building frontage located at the top floor 200 square feet	1 sign per building frontage located at the top floor 250 square feet
Building frontage 150 lineal feet or more	2 signs per building frontage located at the top floor 100 square feet per sign up to a total maximum of 150 square feet for the building frontage	2 signs per building frontage located at the top floor 150 square feet per sign up to a total maximum of 225 square feet for the building frontage	2 signs per building frontage located at the top floor 200 square feet per sign up to a total maximum of 300 square feet for the building frontage	2 signs per building frontage located at the top floor 250 square feet per sign up to a total maximum of 375 square feet for the building frontage
Notes: 1) In general, each establishment/occupant is allowed at least 1 wall sign per building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway, 1 window sign per public entrance, and 1 under canopy shingle sign per building frontage subject to the standards provided below. 2) See Section 19.620.110 for Sign Program requirements and increase in allowable sign area with a sign program.				

FIGURE 19.620.080.A-1: WALL SIGNS ON MULTI-OCCUPANT BUILDING FRONTAGE

COMMERCIAL AND MIXED USE ZONES



OFFICE AND INDUSTRIAL ZONES

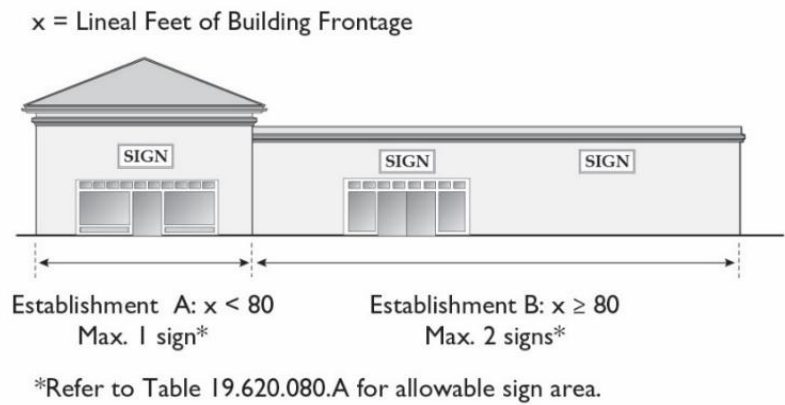
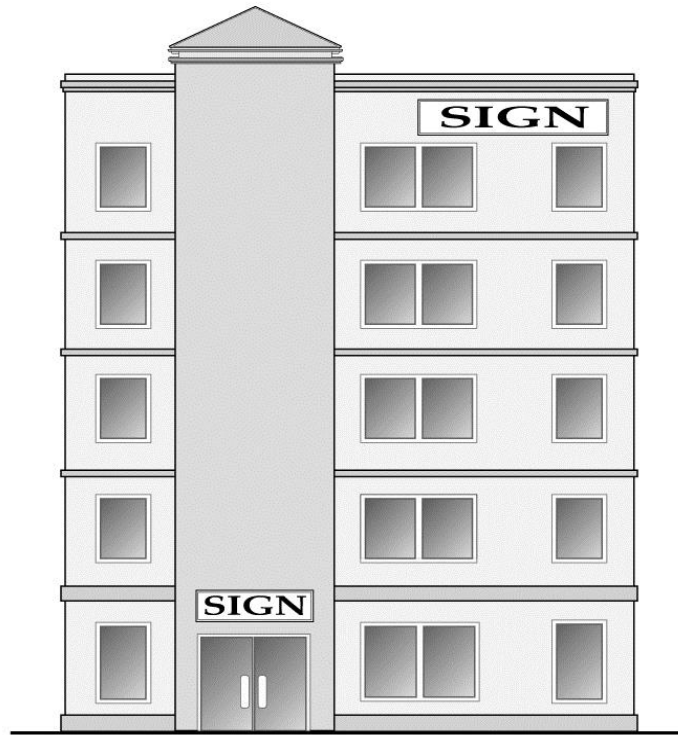


FIGURE 19.620.080.A-2: ALLOWED WALL SIGN LOCATIONS ON MULTIPLE-STORY BUILDINGS GREATER THAN THREE STORIES



On buildings over three stories, wall signs may be located on the 1st and top floor only. Additional area is allowed for top floor wall signs; see Table 19.620.080.B.

TABLE 19.620.080.B: FREESTANDING SIGNS IN NON-RESIDENTIAL AND MIXED-USE ZONES

Zones, Type of Development & Site Size			Freestanding Sign Standards		
			Monument Signs	Pylon Signs	Freeway Oriented Signs ¹
Commercial & Mixed Use Zones	Commercial Complexes in Commercial and Mixed Use Zones	Sites under 1 acre	Max. 1 on premise sign Max. Area: 30 square feet Max. Height: 6 feet	Not Allowed	Not Allowed
		Sites 1 or more acres but less than 2 acres	Total Maximum of 3 monument signs for site as follows: Max. 1 on premise sign per street frontage Max. Area: 40 square feet per sign. Max. Height: 8 feet	Not Allowed	Not Allowed
		Sites 2 or more acres but less than 6 acres	Total Maximum of 3 monument signs for site as follows: Major Street Frontage: Max. 1 on premise sign/200 lineal feet of street frontage Max. Area: 50 square feet Max. Height: 8 feet Secondary Street Frontage: Max. 1 on premise sign Max. Area: 40 square feet Max. Height: 6 feet	Not Allowed	Not Allowed
		Sites 6 or more acres but less than 10 acres	Total Maximum of 4 monument signs for site: Major Street Frontage: Max. 1 on premise sign/200 lineal feet of street frontage Max. Area: 50 square feet Max. Height: 10 feet Secondary Street Frontage: Max. 1 on premise sign Max. Area: 40 square feet Max. Height: 6 feet	Not Allowed	Not allowed for sites less than 9 acres. For sites 9 gross acres or more and less than 25 acres: Max. 1 Freeway Oriented Pylon Sign Max. Area: 225 sq. ft. Max. Height: 40 feet ² See Section 19.620.080.B.7for additional standards for freeway oriented signs
		Sites 10 or more acres	Total Maximum of 5 monument signs for site:	1 Pylon Sign on Major	

TABLE 19.620.080.B: FREESTANDING SIGNS IN NON-RESIDENTIAL AND MIXED-USE ZONES

Zones, Type of Development & Site Size			Freestanding Sign Standards		
			Monument Signs	Pylon Signs	Freeway Oriented Signs ¹
		<i>or more acres but less than 25 acres</i>	monument signs for site: Major Street Frontage Max. 1 on premise sign/200 lineal feet of street frontage Max. Area: 50 square feet Max. Height: 10 feet Secondary Street Frontage Max. 1 on premise sign Max. Area: 40 square feet Max. Height: 6 feet	Street frontage only Max. Area: 110 sq. ft. Max. Height: 25 feet	
Commercial & Mixed Use Zones	Commercial Complexes in Commercial and Mixed Use Zones	Sites 25 or more acres	Same as above requirements for sites 10 or more acres but less than 25 acres	2 Pylon Signs on Major Street frontage only with minimum 600 feet of frontage Max. Area: 110 sq. ft. Max. Height: 25 feet	Max. 1 Freeway Oriented Pylon Sign Max. Area: 500 sq. ft. Max. Height: 60 feet ² See Section 19.620.080.B.7 for additional standards for freeway oriented signs
	Commercial and Mixed Use Zones – Uses not within a Commercial Complex		Max. 1 on premise monument sign Max. Area: 25 square feet Max. Height: 6 feet	Not Allowed	Not Allowed
	Uses in the O Zone not within an Office Complex		Max. 1 on premise monument sign Max. Area: 25 square feet Max. Height: 6 feet	Not Allowed	Not Allowed
Industrial Zones	BMP, I, AI & AIR Zones within an Industrial Complex		Max. 1 on premise monument sign Max. Area: 50 square feet Max. Height: 8 feet For each additional 300 feet beyond the first 300 feet of street frontage, one additional monument sign	Not Allowed	Not Allowed

TABLE 19.620.080.B: FREESTANDING SIGNS IN NON-RESIDENTIAL AND MIXED-USE ZONES

Zones, Type of Development & Site Size		Freestanding Sign Standards		
		Monument Signs	Pylon Signs	Freeway Oriented Signs ¹
		shall be allowed, up to a maximum of 3 signs		
	<i>BMP, I, AI & AIR Zones not within an Industrial Complex</i>	Max. 1 on premise monument sign Max. Area: 50 square feet Max. Height: 8 feet	Not Allowed	Not Allowed
<i>Other Zones</i> <i>Public Facilities Zone, Schools and All Other Non-Commercial/Industrial & Non-Residential Uses</i>	<i>Sites Less than 1 Acre</i>	Max. 1 on premise monument sign Max. Area: 15 square feet Max. Height: 6 feet	Not Allowed	Not Allowed
	<i>Sites 1 or More Acres</i>	Max. 1 on premise monument sign Max. Area: 25 square feet Max. Height: 6 feet	Not Allowed	Not Allowed

¹ See Section 19.620.080.B.7 for additional Freeway Oriented Sign Standards

² Height measured from adjacent freeway elevation. See Figure 19.620.080.B.7 – Standards for Freeway Oriented Signs

B. Signs in Non-Residential and Mixed Use Districts. Signs erected on a site may be any combination of permitted sign types, subject to the limitations for individual sign types listed in Tables 19.620.080 A, B, and C, the following requirements, and any other applicable provisions of this Chapter.

1. Design Review Required. Unless exempt from the requirements of this Chapter, the design and placement of any permanent sign erected in a non-residential or mixed-use district is subject to review under the Citywide Sign and Design Guidelines.
2. Only On-Premises Signs Permitted. Only on-premises signs are permitted pursuant to the requirements of this Chapter.
3. Sign Program Required. All new office and commercial complexes shall require approval of a sign program in compliance with the requirements of Section 19.620.110 prior to issuance of any sign permits.
4. Determining Street Frontage. Each commercial complex or shopping center shall be allowed to designate only one major street frontage. Where no single street frontage can be identified as the major street frontage or in cases of dispute as to which street frontage is the major street frontage, the Community & Economic Development Director or his/her designee shall designate the major street frontage in conjunction with the review of proposed signs.

5. **Mixed Use Zones.** In any zone where both residential and non-residential uses are allowed, residential uses shall be treated as if they were located in any district where that development type and use would be allowed by right and non-residential uses shall be treated as if they were located in any district where that development type and use would be allowed either by right or subject to a Conditional Use Permit or comparable discretionary zoning approval.
6. **Signage Allowed for Each Establishment.** Each establishment in a non-residential or mixed-use zone may have at least one wall sign for each frontage, one window or door sign for each entrance, one shingle or under canopy sign, and one monument sign subject to compliance with the requirements of this Chapter.

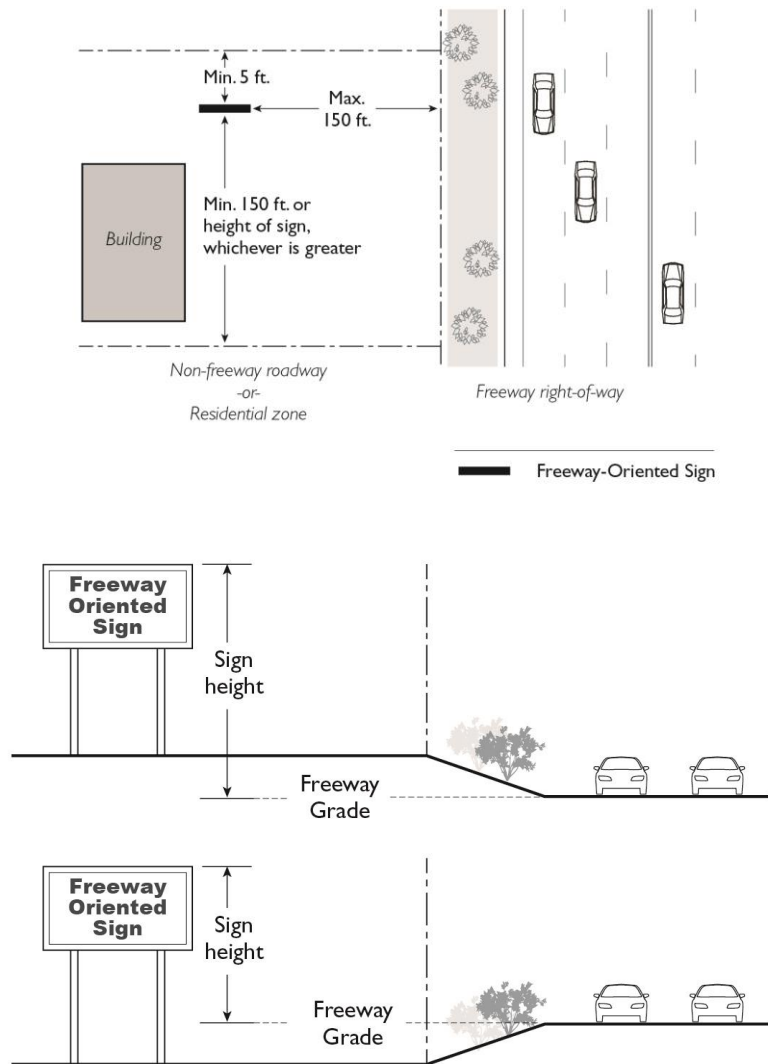
FIGURE 19.620.080.B-6: WINDOW SIGN STANDARDS



7. **Freeway–Oriented Signs.** Unless exempt from the requirements of this Chapter, all freeway-oriented signs, except for freestanding Special Use Signs that comply with the applicable standards in Table 19.620.080.C, shall require approval of a Minor Conditional Use Permit by the Planning Commission provided that the Commission can make the following findings in addition to those specified in Section 19.730.040 of this Chapter and if the sign complies with the additional requirements of this section.
 - a. **Findings:**
 - i. A freeway-oriented sign is necessary because signage that conforms to the area and height standards otherwise applicable to the site would not be visible to the travelling public for a distance on the freeway of one-third mile (1,760 feet) preceding the freeway exit providing access to said premises; or for a line-of-sight distance of two-thirds' mile (3,520 feet), whichever is less.
 - ii. The freeway-oriented sign will not interfere with the driving public's view of a significant feature of the natural or built environment.

- b. The freeway-oriented sign shall not be located within 500 feet of a municipal boundary;
- c. A freeway-oriented sign must be located no farther than 150 feet from a freeway right-of-way, and only on a property that is immediately adjacent to and abutting a freeway right-of-way or separated from a freeway right-of-way by only a public frontage road, a railroad right-of-way, a public flood control channel, or public utility easements.
- d. Such sign shall be setback at least 150 feet from any lot line adjoining a street or roadway other than a freeway, public frontage road, or similar feature per sub-section c. Such sign shall be setback from a residential zone a distance that is equal to or exceeds the height of the sign, whichever is greater, and setback at least five feet from any other interior lot line;
- e. The sign shall be no closer than 1,000 feet to another freeway-oriented sign on the same or a different lot or parcel;
- f. All other freestanding and/or roof business signs must be oriented toward the street or highway frontages from which their permitted areas are calculated;
- g. Freeway oriented signs may not be used for general advertising for hire.

FIGURE 19.620.080.B-7: STANDARDS FOR FREEWAY ORIENTED SIGNS



See Table 19.620.080.B for allowed sign height and area.

- C. Signs in Residential Districts. Signs erected on properties in residential districts may be any combination of permitted sign types, subject to the limitations for individual sign types listed in this Section and any other provisions of this Chapter
1. Design Review Required for Non-Residential Uses. Unless exempt from the requirements of this Chapter, the design and placement of any permanent sign erected for a non-residential use is subject to review under the Citywide Sign and Design Guidelines.
 2. Residential Uses. The following regulations shall apply to residential uses in all residential zones, where applicable:

- a. One- and Two-Family Dwellings. One building mounted or freestanding on-premises sign not exceeding 3 square feet in area or 3 feet in height is allowed for each separate dwelling unit. On parcels with more than 1 such dwelling, on-premises signs shall not be combined. Such sign may not be used for the display of commercial messages other than real estate signs subject to compliance with the requirements of Section 19.620.090, Temporary Signs.
 - b. Planned Residential Developments, Multiple-Family Dwellings and Mobile Home Parks. For planned residential developments, multiple-family dwellings and mobile home parks, 1 on-premises building or monument sign, not exceeding 25 square feet in area per display face, is allowed for each public street frontage. Monument signs may not exceed 6 feet in overall height. In lieu of a freestanding sign, 2 single-sided, wall mounted-signs not exceeding 25 square feet per display face is allowed for each public street frontage when located at a project entry point.
 - c. Individual Units in Multiple Unit Developments. In all multiple unit developments, individual residential units may display window signs not exceeding 15% of the total surface area of each window or 15% of the surface area of all windows visible from a public or private right-of-way.
3. Residential Agricultural (RA-5) Zone. Notwithstanding the previous sub-sections, 1 unlighted on-premises monument sign not exceeding 12 square feet in area and 6 feet in overall height is allowed subject to applicable permits.

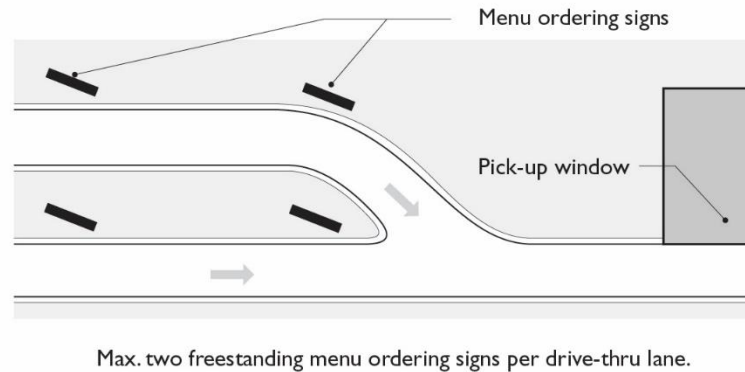
TABLE 19.620.080.C: SPECIAL USE SIGNS

<i>Type of Sign</i>		<i>Maximum Number Allowed</i>	<i>Maximum Area</i>	<i>Maximum Height</i>
Drive Thru Restaurant Menu Boards (see additional standards related to changeable copy in Section 19.620.080.C.4.i)		2 freestanding menu ordering signs per drive thru lane in addition to permitted commercial building and monument signs allowed per Tables 19.620.080.B and C,	60 square feet total combined area for both signs and maximum 40 sq. ft. per individual sign	8 feet high
Hazard Signs		As necessary to warn of hazards pertaining to the property provided they are placed at least 75 feet apart from one another	1 square foot	6 feet high
Historic Signs – Signs for Designated Historic Resources (Structures of Merit or Landmarks) and Contributors to Designated Historic Districts		See Section 19.620.120 for Historic Sign requirements.		
Parking Lots & Garages	Where Rates are Charged	1 sign per street or alley frontage	25 square feet	6 feet in overall height for monument signs
	Where Rates are Not Charged	See Directional Sign Requirements	See Directional Sign Requirements	See Directional Sign Requirements
Parking Garages Only	Message Centers (Digital Displays)	1 building mounted message center sign per entrance to a parking garage in addition to signs allowed for parking lots and garages above,	4 square feet	n/a
Vehicle Fuel Station Signs - Freestanding These standards apply to stations situated on independent parcels or as part of a commercial, industrial or office complex	On-site/Price Monument allowed on major street frontage only	1 sign per major street frontage ¹	50 square feet Price portion of sign may not exceed 30 sq. ft. and must include all price advertising as required by State law.	8 feet high
	Freeway Oriented Pylon Sign	1 sign	100 square feet	45 feet high
	Secondary Price Sign ²	1 sign, double-faced changeable copy price sign	15 square feet	6 feet high

¹ For on-site price signs, a major street frontage is considered to be an Arterial Street as designated by the Circulation Element of the General Plan.

TABLE 19.620.080.C: SPECIAL USE SIGNS				
Type of Sign		Maximum Number Allowed	Maximum Area	Maximum Height
		in addition to on-site/price monument on a secondary street frontage ³		
Vehicle Fuel Station Signs	Building and Gas Canopy Signs	2 on-site signs. For vehicle fuel stations with multiple uses, one additional building sign allowed for each use up to a maximum of 5 signs.	30 square feet total combined display area. For vehicle fuel stations with multiple uses, 10 additional square feet of combined sign area allowed for each additional use.	n/a
	Pump Island Signs	Two pump island signs per pump island to distinguish self-serve from full-serve pump islands	4 square feet per sign	n/a

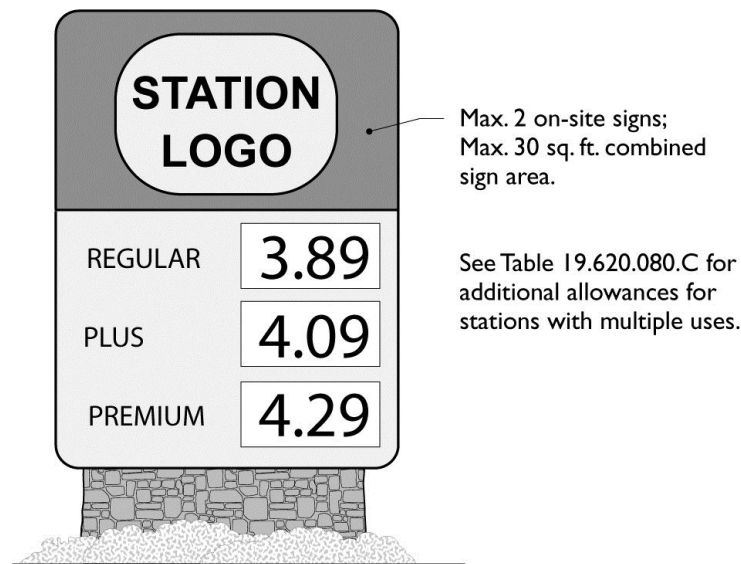
FIGURE 19.620.080.C-1: DRIVE-THRU RESTAURANT SIGN STANDARDS



² No permit for such a secondary price sign shall be issued until the City receives a written communication from the State Department of Agriculture Division of Weights and Measures stating that a secondary price sign is necessary in order to meet the fuel identification requirements.

³ For secondary price signs, a secondary street frontage is considered to be any street not an Arterial Street as designated by the Circulation Element of the General Plan.

FIGURE 19.620.080.C-2: VEHICLE FUEL STATION SIGN STANDARDS



- D. Other Sign Types. In addition to the requirements in Table 19.620.080.C, the following regulations apply in all zones where the associated use has been established subject to the requirements of the Zoning Ordinance.
1. Way-finding Signs in Commercial Complexes 6 or more Acres in Size. In addition to directional signs allowed by Section 19.620.040.B.1, commercial complexes 6 or more acres in size that provide public parking are permitted additional directional/way-finding signs to aid traffic circulation within the complex and direct persons to parking areas and specific business functions subject to the following requirements:
 - a. Signs shall be subject to the approval of a sign program pursuant to Section 19.620.110;
 - b. Signs shall be set back at least 75 feet from any public right-of-way;
 - c. Signs shall not exceed 15 square feet in area or 7 feet in height;
 - d. The maximum number and location of directional signs shall be as determined by the approved sign program.
 2. Portable Signs on Private Property. Retail sales establishments on private property in pedestrian-oriented areas as identified and established through an approved sign program, may have one portable "A-frame" or similar type of pedestrian-oriented sign for ongoing display subject to the approval of a sign program that identifies and establishes a designated pedestrian oriented display area for portable signs (refer to Chapter 19.625 for portable sign requirements in

the Pedestrian Mall, as defined by Article 10, Definitions, of the Zoning Ordinance). Portable signs shall meet the following requirements:

- a. A portable sign may be up to 12 square feet in area and 4 feet in height and may not exceed a width of 4 feet.
- b. The sign shall be located on private property and within 15 feet of the front door of the place of business.
- c. The sign shall only be displayed during hours when the establishment is open and must be removed and placed indoors each day at the close of business.
- d. Such signs must be made of durable materials designed to withstand exterior conditions such as smooth particle board, medium density fiberboard or plywood, which are sturdy and designed for paint. All visible surfaces of the sign shall be finished in a uniform or complimentary manner. Borders, artistic enhancements, and graphics reflecting the nature of the related business are encouraged.
- e. Portable Signs shall be weighted to resist displacement by wind or other disturbances. Portable signs shall not be illuminated, animated, or electrically or mechanically powered in any manner.
- f. Portable signs may not be placed in the public right-of-way or in any location where they will impede or interfere with pedestrian or vehicular visibility or traffic or where they are likely to attract the attention of passing motorists.
- g. A portable sign shall be located in front of the business and shall not extend into the public right-of-way, or closer than 35 feet from the curb face of any cross-street open to vehicular traffic.
- h. A portable sign shall not be located in a landscape planter, permanent seating area, or any location where it may create an impediment to pedestrian, disabled, or emergency access.
- i. Balloons, banners, flags, lights, pinwheels, umbrellas, or other similar items, shall not be attached to, or made a part of a portable sign.
- j. The Community & Economic Development Director or his/her designee may refer the design of a pedestrian mall sidewalk sign to either the Cultural Heritage Board or the City Planning Commission for resolution of design related issues.
- k. Maintenance of the sign and any damage or injury caused by the sign is the responsibility of the business owner who shall be required to maintain liability insurance subject to applicable City requirements.
- l. Portable signs may be installed as temporary signage subject to requirements of Section 19.620.090.

3. Changeable Copy Signs. Signs using manually or electronically changeable copy are permitted subject to compliance with the following requirements.
 - a. The copy of electronically displayed messages may change no more frequently than once every eight seconds except for signs located in a residential district or readily visible from a residential property, which shall not be changed more than twice during any 24 hour period and shall not be illuminated between the hours of 10:00 p.m. and 7:00 a.m.
 - b. All electronic message displays shall be equipped with automatic controls to allow for adjustment of brightness based on ambient lighting conditions.
 - c. Theaters. Theaters offering live performances or motion pictures and having permanent seating may display one on-premises building sign with maximum 1½ square feet of sign area for each front foot of building frontage and one changeable copy building-mounted sign using either manually or electronically changeable copy that comply with the following requirements:
 - i. Live Performance Theaters Less than 100 Permanent Seats. One changeable copy marquee up to 50 square feet in area.
 - ii. Live Performance Theaters With 100 or More Permanent Seats. One changeable copy marquee up to 150 square feet in area.
 - iii. All Motion Picture Theaters. One changeable copy marquee up to 60 square feet in area.
 - d. Elementary, Middle and High Schools. Elementary, middle and high schools shall be permitted 1 freestanding or building mounted combination on-premises sign per use as described below:
 - i. Sites Less Than Fifteen Acres. One maximum 40 square foot, 6 foot high static or changeable copy on-premises, monument sign or 40 square foot static or building sign. Changeable copy signs may have either manually or electronically changeable copy.
 - ii. Sites Fifteen Acres or More. One maximum 65 square foot, 15 foot high static or changeable copy on-premises pylon sign, or 65 square foot static or changeable copy building sign. Changeable copy signs may have either manually or electronically changeable copy.
 - e. Colleges and Universities on Sites Fifteen Acres or More. Subject to the approval of a sign program pursuant to Section 19.620.110, one maximum 65 square foot, 15 foot high static or changeable copy on-premises pylon sign or 65 square foot static or changeable copy building sign. Changeable copy signs may have either manually or electronically changeable copy.

- f. Other Assemblies of People--Non-Entertainment. Other public assemblies that are not engaged in commercial entertainment shall be permitted one freestanding or building mounted changeable copy sign as described below:
 - i. Sites One Acre in Size or Less. The changeable copy monument sign shall be a maximum of 15 square feet in area and 6 feet in height. The changeable copy building sign shall be a maximum of 24 square feet in area.
 - ii. Sites Greater than One Acre and Less Than Fifteen Acres. The changeable copy monument sign shall be a maximum of 40 square feet in area and 6 feet in high. The changeable copy building sign shall be a maximum of 40 square feet in area.
 - iii. Sites Fifteen Acres or More. The changeable copy sign pylon sign shall be a maximum of 65 square foot in area and 15 feet in height. The changeable copy building sign shall be a maximum of 65 square feet in area.
 - iv. Changeable copy signs may be manually or electronically changeable.
- g. Other Public Assemblies Non-Residential Complex. Other public assemblies located within an existing office, commercial or industrial complex shall be allowed one changeable copy sign serving that particular use in lieu of the permitted monument sign for the existing multi-tenant office, commercial or industrial complex permitted under 19.620.080.A.
- h. Other Public Entertainment Venues. Public entertainment venues shall be permitted one freestanding or building mounted changeable copy sign, selected from the following options:
 - i. Sites Less than Fifteen Acres. One maximum 40 square foot, 6 foot high combination changeable copy on-premises monument sign using either manually or electronically changeable copy, or one building-mounted sign shall be permitted, located on the frontage occupied by the use, maximum 1½ square feet of sign area for each foot of the occupancy frontage, not to exceed 100 square feet. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign. The message shall consist of static copy changed no more frequently than twice during any 24-hour period. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign.
 - ii. Sites Fifteen or More Acres. One maximum 65 square foot, 15 foot high combination changeable copy on premises pylon sign using either manually or electronically changeable copy, or 1 building mounted sign shall be permitted, located on the frontage occupied by the use, maximum 1½ square feet of sign area for

each front foot of the occupancy frontage, not to exceed 100 square feet. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign. The message shall consist of static copy changed no more frequently than twice during any 24-hour period. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign.

- iii. Amusement Parks over 24 Acres Within One Hundred Feet of a Freeway. In lieu of the freestanding sign allowed above, 1 changeable copy pylon sign up to 750 square feet in area and 66 feet in height that is oriented toward the adjacent freeway shall be permitted. Copy may be either manually or electronically changeable with letters no more than 30 inches high. Static copy may be changed no more frequently than twice during any 24-hour period. The changeable copy portion of the sign shall not exceed the lesser of 218 square feet or 75 percent of the overall sign size. The sign shall comply with all applicable Caltrans standards for signs adjacent to freeways.
 - i. Drive-Thru Menu Boards. Menu boards may contain electronically displayed messages that are static, change no more than three times during any 24-hour period, and are not readily visible from residential properties or the public right-of-way. Such signage shall only be illuminated when the establishment is open for business.
4. Electronic Message Center Sign. Electronic Message Center signs (EMC) are permitted in commercial complexes 10 acres or larger and on parcels with an approved entertainment uses 15 acres or larger subject to the approval of a Conditional Use Permit and compliance with the following requirements:
- a. EMC are only permitted on parcels with frontage on an Arterial Street designated in the Circulation and Community Element of the General Plan and which do not abut or face a residential district.
 - b. The copy of electronically displayed messages may change no more frequently than once every eight seconds. A minimum of 0.3 second of time with no message displayed shall be provided between each message displayed on the sign.
 - c. Displays shall contain static messages only, and shall not have movement, or the appearance of optical illusion or movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination, or the flashing, scintillating or varying of light intensity.
 - d. All electronic message displays shall be equipped with a sensor or other device that automatically determines ambient illumination and is programmed to automatically dim according to ambient light conditions or can be adjusted to comply with the following illumination requirements in sub-section b of this section.

- e. EMC Illumination Requirements. Between dusk and dawn the illumination of an EMC shall conform to the following requirements:
 - i. The luminance of an EMC shall not exceed 0.3 foot-candles more than ambient lighting conditions when measured at the recommended distance in Table TBD based on the area of the EMC.
 - ii. The luminance of an EMC shall be measured with a luminance meter set to measure foot-candles accurate to at least two decimals. Luminance shall be measured with the EMC off, and again with the EMC displaying a white image for a full color capable EMC, or a solid message for a single-color EMC. All measurements shall be taken perpendicular to the face of the EMC at the distance specified in Table 19.620.080.D based on the total square footage of the area of the EMC.

**TABLE 19.620.080.D: SIGN AREA AND MEASUREMENT
DISTANCE FOR ELECTRONIC MESSAGE CENTER SIGNS**

<i>Area of Sign (square feet)</i>	<i>Measurement Distance (feet)</i>
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122
160	126
170	130
180	134
190	138
200	141
220	148
240	155
260	161
280	167
300	173

**For signs with an area in square feet other than those specifically listed in the table (i.e. 12 sq. ft., 400 sq. ft. etc.), the measurement distance may be calculated with the following formula: Measurement Distance = $\sqrt{\text{Area of Sign in sq. ft.} \times 100}$*

(Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.090 Temporary Signs.

Temporary signs may be displayed subject to the requirements of this section.

A. General Requirements in Non-Residential and Mixed Use Districts.

1. **Temporary Sign Permit Required.** Unless specifically exempted from permit requirements pursuant to this Chapter, temporary signs in non-residential and mixed-use districts require the issuance of a ministerial permit based on the applicant's statement of compliance with the applicable requirements of this Chapter.
 - a. Sign owners or their representatives must apply for a Temporary Sign Permit by completing a form approved by the Community & Economic Development Director that specifies the standards and requirements for temporary signs.
 - b. The application shall include a site plan and building elevations showing the locations, number, and size of signs, a description of the sign materials and the dates that the sign or signs will be placed and removed;
 - c. Upon acceptance of a complete application with the required fee, the Community & Economic Development Director or his/her designee shall issue an identification label with a number that shall be affixed to the temporary sign or signs being erected.
2. **Number.** The maximum number of temporary signs that may be displayed by any establishment at the same time is subject to compliance with the applicable requirements of this section. The number and area of temporary signs shall not be included in the calculation of aggregate permanent sign area.
3. **Sign Area and Dimensions.** The following types of temporary signage are permitted if they comply with the following standards and requirements:
 - a. **Banners.** One banner not exceeding 25 percent of the area of a building wall or window of the establishment that is stretched and secured flat against the building wall, window, and does not extend higher than the building eave or parapet wall. No more than one banner is permitted per street frontage for each individual establishment. All such signs shall be securely fastened at each corner to resist displacement by wind or similar disturbances and shall have wind cuts as necessary to reduce sign billowing or sailing.
 - b. **Portable Signs.** Establishments may have 1 portable "A-frame" or similar type up to 6 square feet in area and 36 inches in height. Portable signs shall be weighted to resist displacement by wind or similar disturbances and shall only be displayed during hours when the establishment is open. Portable signs may not be placed in the public right-of-way or in any location where they will impede or interfere with pedestrian or vehicular visibility or traffic.

- c. **Balloons and Balloon Arches.** Individual balloons and balloon arches shall be allowed if they are securely fastened to permanent structures and set back from all driveways and from the public right-of-way a distance equal to the tether of the balloon. Individual balloons shall not exceed 24 inches in diameter. Balloons and balloon arches or clusters shall be tethered at a height that does not exceed the height of the building containing the subject establishment. Any balloon that exceeds 24 inches in diameter shall be considered an inflatable structure and is prohibited.
 - d. **Window Signs.** Allowed.
- 4. **Material.** Temporary exterior signs shall be made of a durable weather-resistant material.
- 5. **Duration.** Unless otherwise specified by these regulations temporary signs may be displayed for a maximum of 30 consecutive days except for that period beginning one week before Thanksgiving and ending one week after New Year's Day. Signs for promotional events and sales shall be removed within 7 days of the conclusion of the event and shall be limited to a maximum of 60 total days per year per individual establishment. The total number of days during which all temporary signage including holiday promotions may be displayed shall not exceed 60 days per year.
- 6. **Illumination.** Temporary signs shall not be illuminated.

B. Standards for Specific Temporary Sign Types.

- 1. **Real Estate Signs.** For Real Estate Offered for Sale, Rent or Lease (Not Including Transient Occupancy). On-premises signs conveying information about the sale, rental, or lease of the appurtenant lot, premises, dwelling, or structure, may be displayed without permits in any district if they comply with the regulations and conditions of this subsection. Signs allowed under this section shall be removed within 7 days following the closing of the proposed transaction or the withdrawal of the offer or solicitation. The provisions of this subsection do not apply to signs for transient occupancy.
 - a. **Residential Properties.** Signs may be displayed on a property with a residential principal use subject to the following regulations and conditions:
 - i. One freestanding real estate sign may be displayed on each frontage;
 - ii. Signs shall not exceed 4 square feet in area or 6 feet in overall height.
 - b. **All Non-residential Properties.** On non-residential properties, and properties containing both legal residential and non-residential uses, real estate signs may be displayed, using either of the following options:

- i. Freestanding signs. One maximum 24 square foot, 8 foot high, double-faced, freestanding for sale, rental or lease sign per street frontage is permitted.
 - a. On sites with more than 1 frontage or on interior lots at least 2½ acres in size, an option of placing the sign faces at a 45-degree angle to each other is permitted.
 - b. Signs shall be located at least 2 feet from public sidewalks and 12 feet from the curbline or from the pavement where curbs are lacking. In no case shall signs be placed in the public right-of-way.
 - c. If a building sign is installed as permitted in sub-section ii below, the freestanding sign herein described shall not be permitted.
 - ii. Building Signs. In lieu of a permitted freestanding sign, 1 real estate sign per frontage, a maximum 24 square feet in area shall be permitted for buildings or occupancies within 63 feet from the back of the curb or from the edge of the paved portion of the public right-of-way where curbs are lacking. In the event a freestanding sign or signs are installed as permitted in subsection b, such a building sign shall not be permitted.
2. **Directional Signs for Open Houses.** Notwithstanding any other provision in this Chapter, up to three off-site signs directing the public to “open house” events for the viewing of lots, premises, dwellings or structures that are for sale, lease, or rent, are permitted subject to the approval of the property owner provided they comply with the following standards:
 - a. No sign or signs shall exceed 4 square feet in area, or 3 feet in height from finished grade.
 - b. The sign or signs may not be placed more than 12 hours before the start or remain more than 12 hours after the conclusion of the open house event.
3. **Subdivision Signs.** In all zones, a maximum of three unlighted double-faced temporary subdivision signs, not exceeding 40 square feet in area per display face and 15 feet in overall height, may be erected and maintained with a subdivision during sale of the lots. Such signs shall be located within the subdivision and shall be a minimum distance of 300 feet apart from each other. All signs shall be removed at the close of escrow of the model complex houses.
4. **Construction Site Signs.** Unlighted freestanding or wall signs not exceeding 32 square feet in area and 10 feet in height are allowed in all zones. All such signs shall be displayed only on the lot or parcel on which the construction is occurring and only during the construction period. Such signs and support structures and fasteners shall be totally removed prior to release for occupancy.

5. **Protected Non-Commercial Political and Free Speech Signs on Residential Uses.** Non-illuminated temporary signs displaying protected non-commercial messages, maximum 4 feet in height, totaling no more than 6 square feet in area; may be displayed at any time. However, during the period of time beginning 60 days before a general, special, primary or runoff election, and ending 15 days after such election, the amount of display area may be doubled. Flags do not count toward the signage allowed under this provision. This display area allowance is in addition to that allowed under the message substitution policy.
6. **Protected Non-Commercial Political and Free Speech Signs on Commercial, Business, Industrial and Manufacturing Uses.** On commercial, business, industrial, and manufacturing uses, non-illuminated temporary signs displaying protected non-commercial messages, maximum 6 feet in height, totaling no more than 25 square feet in area; may be displayed at any time. However, during the period of time beginning 60 days before a general, special, primary, or runoff election, and ending 15 days after such election, the amount of display area may be doubled. Flags do not count toward the signage allowed under this provision. This display area allowance is in addition to that allowed under the message substitution policy. (Ord. 7300 §2, 2015; Ord. 7184 §2, 2012; Ord. 6966 §1, 2007)

19.620.100 Procedures for Sign Review and Approval.

- A. Permits Generally Required. Unless a particular type of sign is specifically exempted from the permit requirement, by a provision of this Chapter or other applicable law, no person shall erect, change or replace any sign allowed by the provisions of this Chapter without first having obtained the necessary permits.
 1. A permit is required whenever there is a proposed change to the lighting, supports, structure or mounting device of a sign that requires approval of a permit under the California Building Code.
 2. When a sign requires design review pursuant to Section 19.710.020 of the Zoning Ordinance or a Certificate of Appropriateness under Chapter 20.25 of the Municipal Code, those approvals must be obtained before a sign permit application will be issued.
- B. Sign Permit Process. The application for a sign permit shall be made in writing on a form provided by the Community & Economic Development Director or his/her designee and shall be accompanied by any fee established by City Council resolution. The Director of Community & Economic Development or his/her designee shall create a standard form to be used as an application for a sign permit; when approved, the application shall constitute the permit. A single application may be used for multiple signs proposed for the same lot, parcel or use; however, decisions and conditions may pertain to individual signs. Sign application requirements shall be established by the Community & Economic Development Director or his/her designee as necessary to review sign proposals for compliance with the provisions of this Chapter. Sign permit applications shall include plans, drawings, and other documentation as specified on a form approved by the Director of Community & Economic Development or his/her designee.

C. Community & Economic Development Director, Planning Commission or Cultural Heritage Board Approval. When approval of a Sign Permit or a Certificate of Appropriateness is required, the Community & Economic Development Director or his/her designee, Planning Commission and the Cultural Heritage Board shall base their decisions upon the standards and requirements of this Chapter and Title 20 respectively as applied to the structural and locational aspects of the signs. The decision-making authority shall also review signs for consistency with the Citywide Sign Design Guidelines.

1. The Guidelines are intended to provide examples of techniques and approaches that applicants can use to meet the City's expectations for signs for non-residential uses but are not intended to illustrate all approaches that may be appropriate on a specific site. Where any inconsistency between the requirements of this Chapter or the Zoning Ordinance is perceived, the requirements of this Chapter and the Zoning Ordinance shall prevail.
2. The Community & Economic Development Director or his/her designee, Planning Commission, or Cultural Heritage Board may approve a deviation from the sign area and height standards of this Chapter so long as the total sign area or total height for any individual type of sign does not exceed the sign area and height standards by more than 10 percent.
 - a. An applicant requesting modification under this section shall submit the required application and fee with the application for approval of a sign permit or sign program. The request for modification shall be reviewed and decided in the same manner and at the same time as the approval of the associated Sign Permit, Sign Program or Certificate of Appropriateness.
 - b. In order to approve a modification as provided for in this section, the Approval Authority must make the following finding in addition to any other findings that this Chapter requires for the association application:
 - i. The proposed modification is consistent with the purposes of this Chapter;
 - ii. There are unique physical circumstances related to the shape, dimensions, or topography of the property on which the sign is located that make the modification necessary in order to ensure that the sign is visible from the adjacent right-of-way;
 - iii. The proposed modification will not be detrimental to the health, safety, and general welfare of the public or injurious to the environment or to the property or improvements in the surrounding area;
 - iv. The proposed modification is consistent with the design principles in Section 19.620.060.

D. Conditions of Approval. A sign permit application may be approved subject to any of the following conditions, as applicable:

1. Compliance with other legal requirements, including encroachment, building, electrical, plumbing, demolition, mechanical, etc. When such other approvals are necessary, they must be obtained before the sign permit application will be granted.
 2. Remedy for outstanding zoning violations: if the sign is proposed to be located on a property on which there is a zoning violation, then the sign permit may be issued upon condition that the violation is remedied before the sign is constructed, or simultaneously therewith.
- E. Processing of Permit Applications. All sign permits applications shall be initially reviewed by the Community & Economic Development Director or his/her designee. When a permit application complies with this Chapter and all other applicable standards and requirements, the application shall be granted. An application may be approved subject to such conditions as are necessary for full compliance with this Chapter and all other applicable laws, rules and regulations.
1. Reference to Cultural Heritage Board. When a sign is proposed to be located in a historic district or on a property designated for historic preservation, the Community & Economic Development Director or his/her designee shall refer the permit application to the Cultural Heritage Board for review and action pursuant to Section TBD of this Chapter.
 2. Notice of Incompleteness. The Community & Economic Development Director or his/her designee shall initially review a sign permit application for completeness. If the application is not complete, the Community & Economic Development Director or his/her designee shall give written notice of the deficiencies within 15 business days following submission of the application; if no notice of incompleteness is given within such time, then the application shall be deemed complete as of the last day on which notice of completeness could have been given. If a notice of incompleteness is given, the applicant shall have 15 business days thereafter to file a corrected and complete application, without payment of additional fee.
- F. Time for Decision. Unless the applicant submits a written request for a time waiver, or consents to a time waiver, the Community & Economic Development Director or his/her designee shall issue a written decision on a sign permit application within 45 business days of when the application is deemed complete. Failure to issue such a decision in a timely manner shall be deemed a denial of the application, and create an immediate right of appeal to the Planning Commission. In cases where the Community & Economic Development Director or his/her designee refers the permit application to the Cultural Heritage Board, then the time for decision shall be according to the time limits prescribed for hearings and approvals in Title 20 of the RMC.
- G. Permits Issued in Error. In the event that a sign permit is issued, and the issuance is found to be in error at any time before substantial physical work on actual construction has been accomplished, then the permit may be summarily revoked by the City simply by giving notice to the permittee; such notice shall specify the grounds for revocation. In such event, the applicant may reapply within 30 calendar days for a new permit, without paying a new application fee.

H. Fees for Signs Constructed Without a Permit. Where work for which a permit is required by this Chapter is performed prior to obtaining such permit, the following late permit fees shall apply. The permit fees shall be computed based upon the date on which application is made for a sign permit, design review approval or Certificate of Appropriateness, or a variance, whichever process is first necessary to obtain a sign permit:

1. When application is made within 30 days after first notice has been given of the violation, the permit fee shall be two times the established permit fee.
2. When application is made between 31 and 45 days after first notice has been given of the violation, the permit fee shall be four times the established permit fee.
3. When application is made over 45 days after first notice has been given of the violation, the permit fee shall be ten times the established permit fee.
4. After an application submittal for a sign permit, design review approval or Certificate of Appropriateness, or variance, additional time limits may be established for the securing of permits and completion of any additional sign work that may be required. If such time limits are not adhered to, the amount of time by which the deadline(s) is (are) missed shall be added to the time periods noted above for the purpose of establishing the final permit fee.
5. In no case shall a late permit fee be assessed in excess of one thousand dollars.

I. Site Approval Cards. A site approval card will be issued for each sign for which a sign permit is issued. Each sticker is applicable to only one sign and for only the location specified in the permit. The sticker is not transferable from one sign to another; however, the sticker is transferable to a new owner or lessee. Stickers must be maintained in a legible state.

J. Sign Contractors.

1. Responsibility for Securing Permits. It shall be the duty of the contractor or person, who erects, installs, paints, constructs or alters a sign to secure all necessary permits for such work. It shall be the responsibility of the property owner and/or lessee to assure that the contractor is properly licensed and bonded, and that the contractor secures all necessary permits. No sign contractor shall install a sign for which a permit is required unless such permit has been duly issued before construction work begins. A sign permit shall not be issued unless the sign contractor's name and contact information appears on the permit application.
2. Identification Label. All signs installed by sign contractors have attached to them an identification label, not ~~over~~ exceeding four 4-square inches in size, listing the following information: name of sign contractor, City permit number, electrical current, month and year erected.
3. Violations by Sign Contractors. Wherever a sign violation has occurred, it shall be the duty of the Community & Economic Development Director or his/her designee to determine which sign contractor, if any, performed the sign work.

The following procedure shall be followed in pursuing sign contractors installing signs for which a valid permit has not first been secured, or in violation of permit terms and conditions:

- a. First Violation. A letter shall be sent by certified mail to the sign contractor setting forth the City's requirements for sign permits and indicating that future violations will result in a complaint being filed with the Contractors' State License Board and/or legal action being taken against said contractor.
- b. Second Violation. A complaint shall be filed with the Contractors' State License Board and a copy of such complaint shall be sent to the sign contractor with a letter indicating that legal action may be taken if further violations occur. All correspondence shall be by certified mail.
- c. Third and Subsequent Violations. Legal action may be taken against the contractor, using any method authorized by law. (Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.110 Sign Programs.

A. Purpose. The purpose of a Sign Program is to provide a unified record of signs and to promote coordinated signage for all development subject to discretionary review. The Sign Program shall demonstrate how it:

1. Improves the safety and welfare of the general public by minimizing distractions, hazards, and obstructions from sign design or placement;
2. Provides for sign design or placement appropriate for the area;
3. Incorporates sign design and placement related to architectural and landscape features on site;
4. Incorporates sign design, scale, and placement oriented to pedestrian traffic; and,
5. Incorporates sign design, scale, and placement oriented to vehicular traffic.
6. Contributes to and maintains a consistent visual theme for the development.

B. Applicability.

1. Sign Program Required. A sign program is required for multi-occupancy non-residential or mixed-use developments with three or more separate lease spaces or establishments for which an application for a sign program was not deemed complete on the effective date of the adoption of this section. A sign program may be required for any existing non-residential or mixed-use development with three or more separate lease spaces or establishments for which an application for renovation has been submitted after the effective date of this Chapter. The Community & Economic Development Director or his/her designee may require that a renovation project be subject to sign program to ensure that signage is

designed to maintain a consistent visual theme coordinated with the design of the development.

C. General Requirements.

1. The lot or lots involved must be contiguous and constitute a single cohesive development, and all signs to which the program applies shall be contained within the development.
2. All signs must be designed to conform to the Design Principles in Section 19.620.060 of this Chapter and the Citywide Design Guidelines for Signs.
3. All signs shall comply with the requirements of this Chapter regarding the maximum number of signs based on road frontage, maximum sign area, illumination, and materials. Deviations from sign design standards shall only be permitted pursuant to Section 19.620.100.B.3 of this Chapter.

D. Required Submittals. Applications for a Sign Program shall include all plans, drawings and other documentation specified in requirements issued by the Director of Community & Economic Development or his/her designee. Sign Programs shall be processed pursuant to Section 19.620.100.

E. Findings. The Community & Economic Development Director or his/her designee or the Planning Commission as required by this Chapter will only approve a Sign Program if the following findings are made:

1. That the proposed signs are in harmony and visually related to:
 - a. *Other signs included in the Sign Program.* This shall be accomplished by incorporating several common design elements such as materials, letter style, colors, illumination, sign type or sign shape.
 - b. *The buildings they identify.* This may be accomplished by utilizing materials, colors or design motifs included in the building being identified.
 - c. *The surrounding development.* Approval of a planned sign program shall not adversely affect surrounding land uses or obscure adjacent conforming signs.
2. That the sign program provides adequate guidance to business owners and sign contractors to ensure conformance with the Design Principles in Section 19.620.060 of this Chapter and the Citywide Design Guidelines for Signs
3. That the sign program ensures that future signs will comply with all provision of this Chapter, including development standards, such as but not limited to, number of signs, location of signs and sign size, as well as any approvals granting deviating from the sign standards.
4. **Phased Developments.** Application for a sign program for a phased development must be submitted prior to issuance of any building permits for a first phase of development and approved prior to building occupancy for the first phase of development. Where the initial sign program for a first phase of

development does not address future phases of development, an application for amendments to the initial sign program must be submitted prior to issuance of any building permits for subsequent phases and approved prior to building occupancy of each phase for which the sign program is amended.

F. Addition, removal, replacement or modification of signs within a previously approved Sign Program. On a development site subject to Section 19.620.100.B, the following shall apply:

1. Whenever the total number of signs to be added, removed, modified or replaced totals less than twenty-five percent of the number of permitted signs presently on the site, the signs shall be reviewed pursuant to the existing sign program. If the site does not have an approved sign program, then each individual sign shall be reviewed pursuant to the standards of this Chapter.
2. When the total number of signs to be added, removed, modified or replaced totals twenty-five percent or more of the number of permitted signs presently on the site, a standard sign program application shall be required and all signs shall comply with the development standards of this Chapter.
3. Sign designs may be approved without a Planning Division sign application or further Planning Division design review if the Community & Economic Development Director or his/her designee determines that the design complies in all respects with an approved Sign Program. This authorization shall not relieve applicants from obtaining other necessary permits or approvals, including but not limited to Temporary Sign Permits, Building Permits and Encroachment Permits.

G. Sign Program Standards. Sign programs provide a comprehensive approach to design that considers a site's unique shape, topography, surrounding conditions and building architecture. As a comprehensive document, adjustments in sign standards may be appropriate to facilitate coherent messaging while not impacting the community. In recognition of the benefits of a cohesive, well thought out sign program, the following modifications of this Chapter's development standards may be granted as part of a new sign program:

1. Signage on building facades by establishments that do not have frontage on that building façade.
2. Increase in allowable sign area for an individual sign(s) by up to 15 percent. Where there are circumstances for a Sign Modification, and where findings to support a Sign Modification can be made pursuant to the Section 19.620.100. Procedures for Sign Review and Approval an additional 10 percent increase (25 percent total) may be granted by the Community & Economic Development Director or his/her designee.
3. Allows the transfer of sign area limits from underutilized sign areas to areas that are more practical, through the use of a "sign budget". The sign budget would equal the total allowable sign area of all signs in the development that are of a similar type (building, monument, pilaster, directional, freeway, etc.), as defined by Chapter 19.910. (Ord. 7300 §2, 2015; Ord. 7184 §3, 2012; Ord. 6966 §1, 2007)

19.620.120 Historic Signs.

- A. Purpose and Intent. These regulations are intended to further the City's historic preservation efforts by providing for the preservation and restoration of historic and iconic signs and establishment of new signs that reflect the architectural and historic character and identity of designated historic buildings and historic districts in a manner that is consistent with the purposes of this Chapter.
1. In adopting the provisions in this Section, the City Council intends to allow the construction and installation of signs that, while not in compliance with sign regulations elsewhere in this Chapter, would be in character with the building on which or district within which it is proposed to be located.
 2. While encouraging the maintenance and restoration of historic signage, it is not the intent of these regulations to require all signs on a designated historic building to be exact replicas of the signs that would have been on the building when it was new.
- B. Responsibilities. All decisions regarding appropriate sign types and applications shall be made in accordance with Title 20 of the Municipal Code. Any appeal of the decision shall be in accordance with Title 20 of the Municipal Code.
- C. Signs for Designated Historic Resources (Structures of Merit or Landmarks) and Contributors to Designated Historic Districts:
1. Projecting Signs, Vehicle Oriented. In lieu of a permitted building sign, a double faced projecting sign may be installed, provided such sign does not exceed the size allowance for the building sign it replaces, such sign does not project more than 48 inches from the building face, is attached with rigid supports in a manner acceptable to the Building and Safety Division, and the lowermost portion of the sign is located no less than 8 feet or more than 10 feet above grade level below the sign.
 2. Projecting Signs, Pedestrian Oriented. In lieu of a permitted under canopy sign, a maximum 4 square foot projecting sign may be installed. Such sign shall project no more than 30 inches from the building face, be attached with rigid supports in a manner acceptable to the Building and Safety Division, and the lowermost portion of the sign shall be no less than 8 feet or more than 10 feet above grade level below the sign.
 3. Roof Signs. In lieu of permitted freestanding signs pursuant to Section 19.620.080 or Vehicle Oriented Projecting Signs allowed by sub-section 1, the Board may approve a roof sign where documented evidence can be established for the presence of a roof sign within the period of significance of a building that is a designated Structure of Merit or Landmark or a building that is a contributor to a designated historic district. Such roof sign may be replicated in its original historic size, shape, like-appearing materials, and placement to identify a current use in the building.

D. Certificate of Appropriateness. Any sign governed by this Section shall:

1. Be designed to have the appearance of a historic sign appropriate to the building and/or period of significance of the Historic District.
2. Comply with current structural and electrical regulations.
3. Be subject to review and approval per the standards, criteria, and procedures of Title 20 of the Municipal Code.

E. Sign Lighting. Lighting shall be in accordance with historically appropriate lighting types. This includes but is not limited to neon, individual incandescent bulbs, and overhead goose-neck lighting, subject to compliance with current electrical codes.

F. Encroachments into the Public Right-of-Way. Any sign that would encroach into the public right-of-way shall first obtain an encroachment permit from the Public Works Department. See RMC Section 10.16.040 regarding unauthorized signs in the right-of-way.

G. Procedures. In considering the matter, the Historic Preservation Officer or Qualified Designee (HPO) or the Cultural Heritage Board may not approve any sign for the display of off-site commercial messages, and may not consider the message content of any non-commercial message. As to on-site commercial messages, the HPO or Board may not consider the message itself, but may consider whether the manner of presentation is visually consistent with the historical time and theme of the location. Whether the sign is proposed to be used for on-site commercial or noncommercial messages, the HPO or Board may consider the architectural and structural aspects for consistency and harmony with the historical theme and time of the proposed location. Unless time is waived by the applicant, the HPO or Board shall decide the issue within the time frames specified in Title 20 of the Municipal Code. (Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.130 Nonconforming Signs.

Any sign lawfully erected and maintained prior to the effective date of this ordinance, but which does not conform to the provisions of this chapter, or because of a zone change after the effective date of this chapter affecting the property upon which the sign is located ceases to comply with the applicable zone district regulations, is a nonconforming sign. The purpose of the regulations in this Section is to limit the number and extent of nonconforming signage by prohibiting alteration or enlargement of such signage so as to increase the discrepancy between their condition and the standards and requirements of this Chapter.

A. Continuance and Maintenance. Nonconforming signs that were legal when first installed, and which have not been modified so as to become illegal, may be continued, except as otherwise provided in this section.

1. Reasonable and routine maintenance and repairs may be performed on signs that are nonconforming provided there is no expansion of any nonconformity with the current requirements of this Chapter.
2. A sign that did not conform to law existing at the time of its erection shall be deemed an illegal sign and shall not be a nonconforming sign. The passage of time does not cure illegality from the outset. Pursuant to the applicable

requirements of State law, the City may require that an illegal sign be removed or be replaced by a conforming sign.

3. A sign is subject to the standard procedures for abatement of nuisance if it is found to be unsafe because the structure creates an immediate hazard to persons or property.
- B. Alterations and Additions to Nonconforming Signs. No nonconforming sign shall be moved, altered, or enlarged unless required by law or unless the moving, alteration or enlargement will result in the elimination or substantial reduction of the sign's nonconforming features.
- C. Abandonment of Nonconforming Sign. Whenever a nonconforming sign has been abandoned, or the use of the property has been discontinued for a continuous period of 90 days, the nonconforming sign shall be removed as provided for in State law and Section 19.620.140, Enforcement, of this Chapter.
- D. Damage to or Destruction of Nonconforming Sign. Whenever a non-conforming sign is damaged by any cause other than intentional vandalism and repair of the damage would not exceed 50 percent of the replacement cost based on an independent professional appraisal, the sign may be restored and the non-conforming use of the sign may be resumed, provided that restoration is started within one year and diligently pursued to completion.
1. Whenever a nonconforming sign is destroyed by any cause other than intentional vandalism and repair of the damage would exceed 50 percent of the reproduction cost based on an independent appraisal, such sign may be only be restored, reconstructed, altered or repaired in conformance with the provisions of this Chapter.
 2. The extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the sign to its condition prior to such damage or partial destruction, to the estimated cost of duplicating the entire sign, as it existed prior to the damage or destruction.
 3. Estimates for this purpose shall be made or shall be reviewed and approved by the Community & Economic Director or his/her designee.
- E. Signs Rendered Nonconforming by Annexation. Any sign that becomes non-conforming subsequent to the effective date of this Section by reason of annexation to the City of the site upon which the sign is located, shall be subject to the provisions of this Section. (Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.140 Enforcement.

The Community & Economic Development Director or his/her designee may enforce the provisions of this Chapter by appropriate permit decisions, orders and directives. Such decisions, orders and directives may include, but are not limited to, orders to get a permit or to comply with permit conditions, orders to remove, repair, upgrade, repaint, replace or relocate any sign. All such decision, orders and directives are subject to appeal as provided in this Chapter. Any failure to follow a valid order or directive issued by the Community &

Economic Development Director or his/her designee shall be deemed a violation of this Chapter and may be remedied in the same manner as any violation of Title 19 (Zoning) of the Riverside City Municipal Code. Notice of all decisions, orders and directives shall be deemed given when mailed to the last known address of the responsible party or parties.

- A. Responsible Parties. Sign related rights, duties and responsibilities are joint and several as to the owner of the property, the owner of any business or other establishment located on the property, and the owner of the sign. Any repair, painting, alteration, or removal will be at the expense of the property owner or business owner as applicable.
- B. Abandoned Signs. Any on-site commercial sign associated with a business that has ceased operations for 90 days may be deemed an abandoned sign, and may be ordered removed within 10 business days. The removal duty falls jointly and severally upon the party which used the sign as part of the business and the owner of the land on which the sign is mounted or displayed.
- C. Unremedied Violations as Public Nuisance. When the Community & Economic Development Director or his/her designee has given a notice of decision, order or directive regarding a sign or sign permit, and any noticed deficiency remains uncured thirty calendar days after the notice has been mailed, the City may enforce any violation and seek any remedy authorized by law, including but not limited to those methods available for any violation of the City's zoning laws, general laws, state or federal law, whether by administrative proceedings, a criminal action, and/or a civil lawsuit for abatement of nuisance (which may include requests for declaratory and injunctive relief), or abatement or removal by the City at the cost of the responsible parties, reimbursement for which may be secured by a lien recorded against the property. In any civil court action the prevailing party shall be entitled to an award of costs and reasonable attorneys' fees.
- D. Removal by City: Public Hearing. In the event that the Community & Economic Development Director or his/her designee seeks a cure or remedy by removal of the subject sign by the City, then the responsible parties shall be given thirty calendar day notice of a public hearing before the City Council to determine if the subject sign is a public nuisance and if the City should remove it if the responsible parties fail to do so with 30 calendar days after the City Council decision, or any other corrective action the Council may consider. All responsible parties shall be given notice of such hearing by certified mail, prepaid postage, addressed to their last known address. At such hearing, all responsible parties shall be given an opportunity to be heard, to present evidence and argument, to challenge the Community & Economic Development Director or his/her designee's decision, and to be represented by counsel.
- E. Removal by City: Actual Removal, Redemption. If, following the public hearing, the Council authorizes removal of the subject sign by the City; said removal may take place at any time 15 or more calendar days following the hearing and decision. The City may remove the subject sign by its own force, or by a contracted agent. Any removed sign shall be stored by the City for at least 30 calendar days, during which time the City shall take all reasonable efforts to notify the sign owner that the sign is in the City's possession and may be redeemed by reimbursing the City for the cost of removal. If the sign owner fails to redeem the sign within 30 calendar days of the notice, then the City may dispose of the sign by any means it deems appropriate. If the sign is sold, then the

net proceeds of such sale shall reduce the reimbursement owed to the City by the responsible parties.

- F. Remedy by City. In the event that a valid directive or order of the Community & Economic Development Director or his/her designee is not followed, and is not timely appealed, then the Community & Economic Development Director or his/her designee may give thirty calendar day written notice and opportunity to cure, to the responsible parties that the City shall take corrective action and assess the cost of doing so as a lien against the property, using such procedures as are required by state or local law. The Community & Economic Development Director or his/her designee may grant a reasonable extension of time, not to exceed 120 calendar days to effect the required correction, if the owner or occupant of the premises has made proper application for a new sign which would accomplish the same result.
- G. Removal - Scope. If the option of removing a sign or signs is exercised, whether by private parties or by the City, said sign(s) shall be completely removed, including all poles, structures, electrical equipment, cabinets and sign faces. Building walls, grounds or other items on which such signs have been placed shall be restored to good repair and appearance. (Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.150 Definitions.

The following words and phrases shall have the following meanings when used in this Chapter. In the event of a conflict between the definitions in this section and in Article X, Definitions, of the Zoning Ordinance, the terms in this section shall apply.

A-frame Sign. A portable upright, rigid, self-supporting frame sign in the form of a triangle or letter "A". Other variations of such signage may also be in the shape of the letter T (inverted) or the letter H.

FIGURE 19.620.150.A: A-FRAME SIGN



Abandoned Sign. A sign remaining in place or not maintained for 90 days that does not provide direction for, advertise or identify a legally established and actually operating establishment, business, product, or service available on the establishment premises where the sign is located.

Advertising Statuary. A statue or other three dimensional structure with a minimum dimension of at least 6 inches in the form of an object that identifies, advertises, or otherwise directs attention to a product or business but not including a three-dimensional sign that is affixed to a building.

Area of Signs (Sign Area). The area within the perimeter of one or two contiguous or overlapping rectangles of a size sufficient to enclose the outer limits of any writing, representation, emblem, logo, figure or character. Sign Area does not include supporting structures such as sign bases and columns that contain no lettering or graphics except for addresses or required tags. (See Section 19.620.070.R, Calculation of Sign Area, for specific rules for measuring the area of different sign types.)

Area Identification Sign. A permanent sign that identifies a residential area, shopping district, industrial district, or any area identifiable area.

Awning Sign. A sign affixed permanently to the outside surface of an awning.

Balloon. (See Inflatable Sign)

Banner Sign or Banner. A sign made of fabric or any non-rigid material with no enclosing framework on which a message or image is painted or otherwise affixed.

Bench Sign. A sign painted on or affixed to a bench or similar structure located in or near a public right-of-way, public transportation terminal, park, or other public property.

Blade Sign. A double-sided sign oriented perpendicular to the building wall on which it is mounted. (See Projecting Sign)

Billboard. A sign used for the purpose of general advertising for hire when some or all of the display area is used to display the messages of advertisers or sponsors other than the owner or an occupant of the property on whose property where the sign is located. Such signs are sometimes called Outdoor Advertising.

Building Frontage. As used in this Chapter, the linear measurement of exterior walls enclosing interior spaces which are oriented to and most nearly parallel to public streets, public alleys, parking lots, malls or freeways.

Building Identification Sign. A sign that contains the name and/or trademark and/or address of the building to which it is affixed or of the occupant located therein but does not include general advertising for hire.

Building Sign. A sign with a single face of copy that is painted or otherwise marked on or attached to the face of a building wall, mansard roof or canopy fascia. Signs placed on a mansard roof are building signs if they do not extend above the roofline or top of the parapet of the main building wall to which the mansard roof is attached.

Bunting. (See Pennant)

Business Sign. A sign that directs attention to the principal establishment, business, profession, activity or industry located on the premises where the sign is displayed, to type of products sold, manufactured or assembled, or to services or entertainment offered on such premises.

Cabinet Sign. An internally illuminated sign consisting of frame and face(s), with a continuous translucent message panel; also referred to as a panel sign.

Can Sign (Box Sign). A sign on the outside face of a metal box with or without internal illumination. Includes devices with a slide-in panel which displays the image.

Canopy Sign. A sign attached to a fixed overhead shelter used as a roof, which may or may not be attached to a building.

Changeable Copy Sign. A sign displaying a message that is changed by means of moveable letters, slats, lights, light emitting diodes, or moveable background material. "Digital signs," "dynamic signs," and CEVMS (changeable electronic variable message signs) are all within this definition.

Channel Letters. Three-dimensional individual letters or figures typically made of formed metal, usually with an acrylic face, with an open back or front, illuminated or non-illuminated, that are affixed to a building or to a freestanding sign structure by sliding the letters into channels.

Channel Letter Sign. A sign with multiple components, each built in the shape of an individual dimensional letter or symbol, each of which may be independently illuminated, with a separate translucent panel over the letter source for each element.

City. The City of Riverside California.

Civic Organization Sign. A sign which contains the names of, or any other information regarding civic, fraternal, eleemosynary or religious organizations located within an unincorporated community or city, but which contains no other advertising matter.

Commercial Complex. See Section 19.910 of the Zoning Ordinance.

Commercial Mascot. A person or animal costumed or decorated to function as a commercial advertising device. Includes "sign twirlers", "sign clowns", "human sandwich boards", and persons or animals holding or supporting any sign or advertising device displaying commercial speech or conveying a commercial message. The definition also applies to robotic devices intended to simulate a live person and/or animal.

Commercial Speech or Commercial Message. An image on a sign that concerns primarily the economic interests of the message sponsor or the viewing audience, or both, or that proposes a commercial transaction.

Consistent. Free from variation or contradiction.

Construction Sign. A temporary sign that describes a planned future development project on a property in words and/or drawings.

Copy. The visually communicative elements mounted on a sign. Also called sign copy.

Digital Display. A display method utilizing LED (light emitting diode), LCD (liquid crystal display), plasma display, projected images, or any functionally equivalent technology, and which is capable of automated, remote or computer control to change the image, either in a "slide show" manner (series of still images), or full motion animation, or any combination of them.

Directional Sign. An exterior on-site sign that directs or guides pedestrian or vehicular traffic and which does not include general advertising for hire but may direct persons to specific parts of

the establishment that have separate exterior entrances. Examples include handicapped parking, one-way, exit, entrance, rest rooms, emergency room, garage, and such similar functions.

Directory Sign. A freestanding or wall sign that identifies all businesses and other establishments located within a commercial or industrial complex or an institutional establishment.

Electronic Message Center Sign (Electronic Message Display). A sign that uses digital display to present variable message displays by projecting an electronically controlled pattern and which can be programmed to periodically change the message display. See Digital Display.

FIGURE 19.620.150.B: ELECTRONIC MESSAGE CENTER SIGN



Establishment. Any legal use of land, other than long-term residential, which involves the use of structures subject to the Building Code. By way of example and not limitation, this definition includes businesses, factories, farms, schools, hospitals, hotels and motels, offices and libraries, but does not include single-family homes, mobile homes, residential apartments, residential care facilities, or residential condominiums. Multi-unit housing developments are considered establishments during the time of construction; individual units are not within the meaning of establishment once a certificate of occupancy has been issued or once a full-time residency begins.

Externally Illuminated Sign. Any sign that is lit by a light source that is external to the sign directed towards and shining on the face of the sign.

Feather Banner. A type of vertical banner made of flexible materials, (e.g., cloth, paper, or plastic), the longer dimension of which is typically attached to a pole or rod that is driven into the ground or supported by an individual stand. Also called a “swooper” or “teardrop” banner. Also known as quill signs or quill banners.

FIGURE 19.620.150.C: FEATHER BANNER



Flag. A piece of fabric or other flexible material, usually rectangular, of distinctive design, used as a symbol, which is capable of movement, or fluttering in moving air or wind.

Flashing or Scintillating Sign. A sign which, by method or manner of construction or illumination, flashes on or off, winks or blinks with varying light intensity, shows motion or creates the illusion of motion, or revolves to create the illusion of being on or off. This definition does not include changeable copy signs with displays that change less frequently pursuant to the requirements of this Chapter. See Changeable Copy Sign.

Freestanding Sign. A sign supported by structures or supports that are placed on, or anchored in, the ground and which are structurally independent from any building including “monument signs”, “pole signs”, “pylon signs” and “ground signs.”

Freeway-Oriented Sign. A freestanding sign that orients primarily to the traveling public using a freeway or expressway, and installed for the purpose of identifying major business locations within certain commercial zoning districts in close proximity to a freeway or expressway.

Fuel Pricing Sign. A sign that indicates, and limited to, the brand or trade name, method of sale, grade designation and price per gallon of gasoline or other motor vehicle fuel offered for sale on the business premises, and such other information as may be required by county ordinance or state law, such as California Business and Professions Code section 13530 *et seq.*

General Advertising for Hire. The enterprise of advertising or promoting other businesses, establishments or causes using methods of advertising, typically for a fee or other consideration, in contrast to self-promotion or on-site advertising.

Ground Sign. A sign that is permanently supported upon the ground by poles or braces and is not attached to any building or other structure. These may include freestanding pole signs and movement signs. See Freestanding Sign.

Hanging Sign. See Shingle Sign.

Illuminated Sign. A sign that is illuminated with an artificial source of light incorporated internally or externally.

Industrial Complex. See Section 19.910 of the Zoning Ordinance.

Inflatable Sign. A balloon or other inflatable device (e.g., shaped as an animal, blimp, or other object) that is displayed, printed, or painted on the surface of an inflatable background.

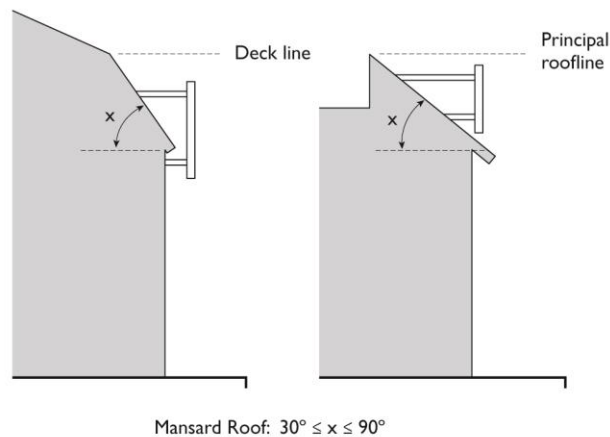
Interpretive Historic Sign. A sign located within a historic district or a designated historic street right-of-way as approved by the Cultural Heritage Board in accordance with adopted design guidelines for this type of sign. Also known as “historic sign”.

Lighted Sign. A sign that is illuminated by any artificial light source, whether internal, external or indirect.

Major Street Frontage. The major street frontage from which the majority of the pedestrian or vehicular traffic is drawn or toward which the building or buildings are oriented for primary visual impact. See Building Frontage and Secondary Frontage.

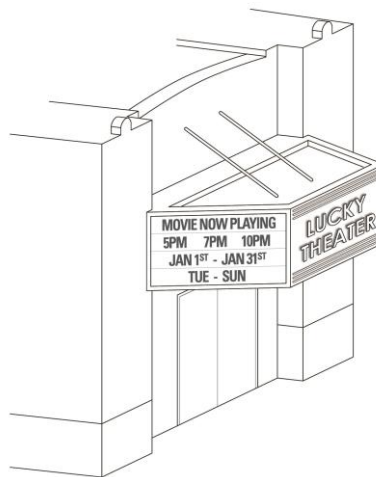
Mansard Sign. A sign attached below the deck line or principal roofline of a mansard roof or similar roof-like façade.

FIGURE 19.620.150.D: MANSARD SIGN



Marquee Sign. A sign that advertises an event, performance, service, seminar, conference, or show, and displayed on a permanent roof-like structure or canopy made of rigid materials supported by and extending from the facade of a building.

FIGURE 19.620.150.E: MARQUEE SIGN



Mobile Sign. Any sign carried or conveyed by a vehicle.

Monument Sign. A low-profile freestanding sign erected upon or supported solely by a planter, pedestal base, or similar ground structure approximately the same width as the sign and which is designed to incorporate the architectural theme and building material of the building on the

premises. Internal supports, poles or pylons, if any, are enclosed by decorative covers or otherwise not exposed to view.

Moving Image Sign (Animated Sign). A sign or any portion thereof on which the communicative image rotates, moves, or appears to move in some manner, whether by mechanical, electrical, natural, air activation or other means.

Mural. A work of graphic art on an exterior building wall that may or may not contain a commercial logo or trademark but does not serve to advertise or promote any business, product, activity, service, interest, or entertainment and is not general advertising for hire.

Neon Sign. A sign comprised partially or entirely of exposed small diameter tubing that is internally illuminated by neon, argon or other fluorescing gas.

Non-Commercial Message. A message or image on a sign that directs public attention to or advocates an idea or issue of public interest or concern but is not advertising for hire and or does not promote any business, product, activity, service, interest, or entertainment.

Off-site Sign. A sign that advertises commercial products, accommodations, services or activities not provided in or on the property or premises upon which it is located. The on-site/off-site distinction does not apply to non-commercial messages.

On-site Sign (also: On-premises sign) “Onsite sign” means a sign that advertises the commercial business, establishment, accommodation, services or activities provided on the premises on which the sign is located, or is expected to be provided in the near future [*i.e.*, “coming soon” movie posters]. All establishments within a shopping center are on-site as to any sign(s) also located within that shopping center. Where such center is subject to master sign program, all establishments subject to the program are considered on-site whenever located within any location subject to the program. As to construction site signs, “on-site” includes all parties involved in the specific construction project.

Pedestrian Mall. See Section 19.910 of the Zoning Ordinance.

Pennant. A device made of flexible materials, (e.g., cloth, paper, or plastic) that is typically triangular or swallow-tail in shape, may or may not contain copy, and which is installed for the purpose of attracting attention. Does not include pennants used for watercraft signaling purposes. For the purposes of this Chapter, bunting a form of banner or pennant that is typically presented and displayed in a folded or gathered fashion or combination is considered a pennant.

Permanent Sign. “Permanent sign” means a sign that is solidly attached to a building, structure, or the ground by means of mounting brackets, bolts, welds, or other combination of attachment methods, thereby rendering the sign non-moveable or difficult to reposition without the use of machinery, cutting devices, or mechanical devices. Contrast: temporary sign.

Placard. A poster or similar sign for public display.

Pole Sign. A freestanding sign that is supported by one or more exposed poles that are permanently attached directly into or upon the ground.

Political Sign. A sign that advertises a political candidate, a political party, or a political issue including but not limited to a local, state or national election. See Non-Commercial Message.

Portable Sign. A freestanding sign that is not permanently affixed, anchored or secured to either the ground or a structure on the property it occupies.

Projecting Sign. A building wall sign, the surface of which is not parallel to the face of the supporting wall and which is supported wholly by the wall. See Blade Sign.

Projected Sign. A visible image, intended to be communicative, that is created by projecting light onto a solid surface, whether by means of drones or search light or other light projecting device.

Public Transportation Sign. A sign that is placed on a structure, such as a bench or shelter, located on a public alley, road, street, parkway or highway, for the purpose of facilitating the use of public transportation and promote the safety, comfort and convenience of public transit patrons. Includes signs on bus shelters and bus benches.

Pylon Sign. A freestanding sign that is supported and in direct contact with the ground or one or more solid, monumental structures or pylons and which typically has a sign face with a vertical dimension that is greater than its horizontal dimension.

FIGURE 19.620.150.F: PYLON SIGN



Real Estate Sign. A temporary sign that advertises the sale, lease or rental of the property but not including signs on establishments offering transient occupancy such as hotels, motels, and inns.

Revolving Sign. A sign or any portion thereof, which rotates, moves or appears to move in some manner by mechanical, electrical, natural or other means. Includes “tri-vision” signs with rotating triangular prisms.

Roof Sign. Any sign supported by or attached to or projecting through the roof of a building or structure, or projecting above the eave line or parapet wall of the building or structure. Roof sign

shall not include a sign attached to a mansard roof pursuant to the definitions of building sign and mansard roof or a vertical sign as defined in this Section.

Secondary Street Frontage. Any street frontage other than a Major Street Frontage.

Shingle Sign. A sign that hangs from a canopy or awning or from the roof of an arcade or passageway.

Sign Face. An exterior display surface of a sign including non-structural trim exclusive of the supporting structure. The area of a sign that is available for mounting and public display of the visually communicative image.

Sign Spandrel. Sign or group of signs located between or extending from the supporting columns of a canopy structure.

Subdivision Entry Sign. A temporary sign which provides necessary travel directions to and within a subdivision offered for initial sale or lease, but which contains no other advertising matter.

Temporary Sign. A sign or advertising display constructed of fabric, cardboard, plywood or other light material, with or without a frame that is designed or intended to be displayed for a short period of time. Temporary signs do not include permitted portable signs such as A-frame signs that are required to be removed when an establishment is not open.

Tenant Sign. A sign that identifies a tenant, occupant, or establishment whether residential or commercial.

Traffic Sign. A sign for traffic direction, warning, and roadway identification. Includes signs displaying traffic rules, such as “one way” and “speed limit”.

Under-Canopy or Under-Marquee Sign. See Shingle Sign.

Vehicle Display Sign. A sign mounted, attached, affixed or painted on a vehicle, trailer or similar conveyance parked on public or private property that serves to promote any business, product, activity, service, interest or entertainment for the purpose of general advertising for hire on the property where the vehicle is located.

Wall Sign (or Wall-Mounted Sign). A sign affixed to and wholly supported by a building in such a manner that its exposed face is approximately parallel to the plane of such building and is not projecting more than 18 inches from the building face or from a permanent roofed structure projecting there from.

Way-Finding Sign. A sign that is designed and located to provide orientation and direction to a destination or destinations within a specific geographic area or commercial or institutional complex.

Window Sign. A sign with a single face of copy that is painted or installed on a glass window or door or located within 24 inches from inside the window in a manner that it can be viewed from the exterior of a structure. (Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

Exhibit “97”

Chapter 19.623

BILLBOARD SIGNS

- 19.623.010 Basic Policies.**
- 19.623.020 Billboards.**
- 19.623.030 Relocation of Existing Billboards.**
- 19.623.040 Severance.**

19.623.010 Basic Policies.

The policies and principles stated in this Chapter apply to all billboards within the regulatory scope of this Chapter. These policies are to prevail over any other provision to the contrary, even if more specific. (Ord. 6966 §1, 2007)

19.623.020 Billboards.

The City completely prohibits the construction, erection or use of any billboards, other than those which legally exist in the City, or for which a valid permit has been issued and has not expired, as of the date on which this provision is first adopted. No permit shall be issued for any billboard which violates this policy, and the City will take immediate abatement action against any billboard constructed or maintained in violation of this policy. In adopting this provision, the City Council affirmatively declares that it would have adopted this billboard policy even if it were the only provision in this Chapter.

The City Council intends for this billboard policy to be severable and separately enforceable even if other provision(s) of this Chapter may be declared, by a court of competent jurisdiction, to be unconstitutional, invalid or unenforceable. This provision does not prohibit agreements to relocate presently existing, legal billboards. (Ord. 6966 §1, 2007)

19.623.030 Relocation of Existing Billboards.

The Community & Economic Development Director or his/her designee shall have the authority to administratively approve the issuance of a permit for the relocation of an existing billboard, subject to Design Review, which meets all of the following requirements:

1. The billboard was legally permitted by the County of Riverside or otherwise had legal non-conforming status with the County;
2. The parcel on which the billboard is located was subsequently annexed to the City of Riverside;
3. The City has required the relocation of the existing billboard;
4. The sign will be relocated on the same parcel or property it was originally located;
5. The size of the new or relocated billboard will not exceed the size, area, height, length, width, shape and number of sides or faces of the existing billboard;

6. The new or relocated billboard will constitute an improvement in the aesthetic appearance of the original billboard structure;
7. All proposed lighting for the new or relocated billboard shall be the same or similar to the lighting of the original billboard and, in any case, the new sign will not utilize display technology which creates a moving or changing image, of the illusion thereof; and
8. All costs associated with the relocation and installation of the new or relocated billboard will be borne solely by the billboard owner or applicant. If a new structure is to be built, it must comply with all applicable Building Code and safety requirements. (Ord. 6987 §1, 2008)

19.623.040 Severance.

If any section, sentence, clause, phrase, word, portion or provision of this Chapter is held invalid or, unconstitutional, or unenforceable, by any court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Chapter which can be given effect without the invalid portion. In adopting this Chapter, the City Council affirmatively declares that it would have approved and adopted the Chapter even without any portion which may be held invalid or unenforceable. (Ord. 6987 §2, 2008; Ord. 6966 §1, 2007)

Exhibit “98”

Chapter 19.625

PRIVATE PARTY SIGNS ON CITY-OWNED PROPERTY AND THE PUBLIC RIGHT-OF-WAY.

- 19.625.010 Scope.**
- 19.625.020 Intent as to Public Forum.**
- 19.625.030 Private Party Signs Generally Banned.**
- 19.625.040 Signs Which Are Exempt From the General Ban.**
- 19.625.050 Temporary Political, Religious, Labor Protest and Other Noncommercial Signs in Traditional Public Forum Areas.**
- 19.625.060 Projection of Temporary Signs Over Public Rights-of-way.**
- 19.625.070 Pedestrian Mall Sidewalk Signs.**
- 19.625.080 Riverside Plaza Sign (Limited Forum).**
- 19.625.090 Encroachment.**
- 19.625.100 Enforcement.**

19.625.010 Scope.

This Division of the Chapter states the City's policies for the placement of signs by private parties, or other governmental units, on land or other property owned or controlled by the City. (Ord. 6966 §1, 2007)

19.625.020 Intent as to Public Forum.

As it relates to the placing of signage on Public Property, the City declares its intent that all Public Property in the City shall not function as a designated public forum, unless some specific portion of Public Property is designated herein as a public forum of one particular type; in such case, the declaration as to public forum type shall apply strictly and only to the specified area and the specified time period, if any. (Ord. 6966 §1, 2007)

19.625.030 Private Party Signs Generally Banned.

Except as expressly allowed by a provision of this Chapter, or another provision of law, private parties may not display or post signs on public property or in the public right of way. (Ord. 6966 §1, 2007)

19.625.040 Signs Which Are Exempt From the General Ban.

The following signs are exempted from the general ban: Traffic control and traffic directional signs erected by a governmental unit; official notices required by law; signs placed by the City. (Ord. 6966 §1, 2007)

19.625.050 Temporary Political, Religious, Labor Protest and Other Noncommercial Signs in Traditional Public Forum Areas.

In areas qualifying as traditional public forums, such as streets, parks and sidewalks, persons may display noncommercial message signs thereon, provided that their sign displayed on Public Property conforms to all of the following:

- A. The signs must be personally held by a person, or personally attended by one or more persons. "Personally attended" means that a person is physically present within 15 feet of the sign at all times.
- B. The maximum aggregate size of all signs held by a single person is 12 square feet.
- C. The maximum size of any one sign which is personally attended by 2 or more persons is 50 square feet.
- D. The displayed signs may not be inflatable or air-activated.
- E. In order to serve the City's interests in traffic flow and safety, persons displaying signs under this Section may not stand in any vehicular traffic lane when a roadway is open for use by vehicles and persons displaying signs on public sidewalks must give clearance for pedestrians to pass by. (Ord. 6966 §1, 2007)

19.625.060 Projection of Temporary Signs Over Public Rights-of-way.

No temporary sign or banner shall extend over or into a street, alley, sidewalk or other public place except those signs placed by the City for the purpose of advertising civic events. (Ord. 6966 §1, 2007)

19.625.070 Pedestrian Mall Sidewalk Signs.

This Section applies only in the pedestrian mall as defined in Article 10 (Definitions).

- A. One pedestrian mall sidewalk sign is allowed per ground floor lease space for food service businesses and museums subject to issuance of a sign permit and approval of the Community & Economic Development Director or his/her designee, including conformance with the following location and design criteria:
 - 1. Persons may display a noncommercial message on an A frame or similar portable sign, on the public sidewalk within the pedestrian mall, subject to:
 - a. A person must be physically present within 15 feet of the sign at all times that it is on display;
 - b. A pedestrian mall sidewalk sign may not exceed 12 square-feet in overall area, nor a maximum height or width of 4 feet; and
 - c. A pedestrian mall sidewalk sign must be weighted so as not to be easily knocked down or blown over. Maintenance of the sign and any damage or injury caused by the sign is the responsibility of the business owner.
- B. Location Criteria:
 - 1. A pedestrian mall sidewalk sign shall only be permitted as provided herein, within the limits of the downtown pedestrian mall as defined in Article 10 (Definitions).

2. A pedestrian mall sidewalk sign shall be located in front of the business and extend no more than 10 feet into the public right-of-way, and not closer than 35 feet from the curb face of any cross-street open to vehicular traffic.
3. A pedestrian mall sidewalk sign shall not be located in a landscape planter, permanent seating area, or any location which may create an impediment to pedestrian, disabled, or emergency access.

C. Design Criteria:

1. A pedestrian mall sidewalk sign may not exceed 12 square-feet in overall area, nor a maximum height or width of four feet. No more than 50% of the overall sign area may be used for changeable copy.
2. A pedestrian mall sidewalk sign must be constructed of quality materials, such as smooth particle board or medium density plywood, which are sturdy and designed for paint.
3. All visible surfaces of the sign shall be finished in a uniform or complimentary manner.
4. Lettering and graphics shall be of a professional quality. Borders, artistic enhancements, and graphics reflecting the nature of the related business are encouraged.
5. Balloons, banners, flags, lights, pinwheels, umbrellas, or other similar items, shall not be attached to, or made a part of, a pedestrian mall sidewalk sign.
6. The Community & Economic Development Director or his/her designee may refer the design of a pedestrian mall sidewalk sign to either the Cultural Heritage Board or the City Planning Commission for resolution of design related issues.
7. A pedestrian mall sidewalk sign must be weighted so as not to be easily knocked down or blown over. Maintenance of the sign and any damage or injury caused by the sign is the responsibility of the business owner.
8. A pedestrian mall sidewalk sign must be removed and placed indoors each day at the close of business.
9. A pedestrian mall sidewalk sign may not be displayed until the required sign permit, including proof of insurance, has been obtained. A pedestrian mall sidewalk sign permit is required to be renewed annually at the beginning of each calendar year.
10. Every permittee, at his/her sole cost and expense, and during the term of his/her permit or any renewal thereof, shall obtain and maintain liability insurance to the approval of the City's Risk Manager. Prior to the issuance of any permit, the applicant shall file and maintain with the Community & Economic Development Director or his/her designee a valid current policy or sufficient certificate evidencing the policy of liability insurance, covering use of the pedestrian mall sidewalk sign. The policy shall contain an endorsement naming the City as

additional insured, shall provide that the City Risk Manager will be given thirty days written notice prior to cancellation or material change, and shall be in such minimum limits as set by resolution of the City Council.

11. Variances from the size, height, or maximum changeable copy requirements, may be granted in accordance with Chapter 19.720 (Variance).
12. Any decision of the Community & Economic Development Director or his/her designee, Cultural Heritage Board, or Planning Commission may be appealed to the City Council within 10 days of receipt of notice by permittee. (Ord. 6966 §1, 2007)

19.625.080 Riverside Plaza Sign (Limited Forum).

- A. Location and Purpose. Subject to the requirements of applicable State law, this Section authorizes a single, permanent, electronic message center sign on land owned by Riverside Public Utilities, namely APN 223150001. When constructed, such sign shall be a strictly limited forum which may be used only for commercial speech to provide freeway visibility and identification for Riverside Plaza and the establishments located therein.
- B. Physical Characteristics. Such sign shall be oriented so as to be visible primarily from State Route 91. Each display face shall not exceed 750 square feet. The maximum number of display faces shall be 2. The height shall not exceed 50 feet above the elevation of the freeway travel lane nearest to the sign location. However, the actual approved size and/or height of an electronic message center sign may be less than the maximum dimensions.
- C. Permanent Identification. For purposes of this section only, “onsite commercial” means messages related to the establishments located within the Riverside Plaza. To the extent the sign is used to display commercial messages, such messages may be only onsite commercial messages, images or logos, with a maximum of 4 lines of commercial copy per display face. No offsite commercial messages shall be displayed on the sign. The sign owner may determine any noncommercial messages to be displayed thereon.
- D. Property License or Lease. The sign shall be permitted only through an approved license agreement or lease between the Riverside Public Utilities and the sign owner. (Ord. 6966 §1, 2007)

19.625.090 Encroachment.

Any sign projecting into the public right-of-way, or into public property, is subject to an encroachment permit. (Ord. 6966 §1, 2007)

19.625.100 Enforcement.

Any sign posted on public property or the public right-of-way, in violation of the provisions of this Chapter, is declared to be a trespass and a public nuisance, may be summarily removed by the City without notice, and the persons or parties responsible for such unauthorized posting may be charged with the City’s actual costs of removal. In addition, any violation of this Chapter may be enforced or punished in any manner prescribed by law,

including any method provided for enforcement of the Zoning Code and a criminal proceeding under the Penal Code. (Ord. 6966 §1, 2007)

Exhibit “99”

Chapter 19.630

YARD REQUIREMENTS AND EXCEPTIONS

- 19.630.010 Purpose.**
- 19.630.020 Required Yard Areas by Zones.**
- 19.630.030 Building Setback Measurements.**
- 19.630.040 Permitted Projections into Required Yards.**
- 19.630.050 Residential Rear Yard Paving Requirements.**

19.630.010 Purpose.

This Chapter establishes standards for setback measurement and required yard areas. These provisions, in conjunction with other applicable provisions of this Title, are intended to ensure open areas around primary structures; maintain clear visibility for traffic safety and pedestrian access; buffer incompatible land uses; and establish natural and visual light and air space for privacy, landscaping, and recreation. (Ord. 6966 §1, 2007)

19.630.020 Required Yard Areas by Zones.

The required yard area (front, interior side, street side, and rear) of a lot is the horizontal area between the property line and the minimum building setback distance required for the specific zone in question. Except as otherwise specified in this Title, required yard areas shall be kept open and unobstructed from the ground upwards, free of any buildings and structures. (Ord. 6966 §1, 2007)

19.630.030 Building Setback Measurements.

A. General

Except as otherwise specified in this Section, all building setback distances shall be measured at right angles from the designated property line, and the building setback line shall be drawn parallel to the designated property line at the required building setback distance.

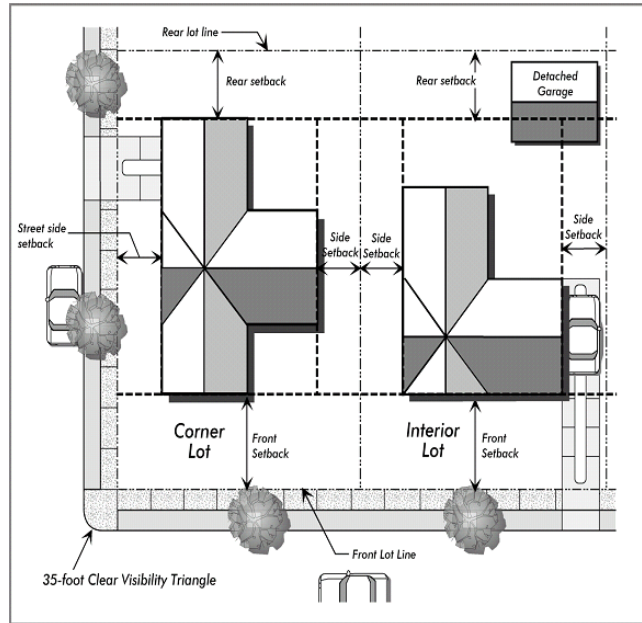


Figure 19.630.030 A
Building Setback Measurements

B. Front Yard Setbacks

The front setback building line is a line parallel to the front property line abutting the street, at a minimum distance specified by the base zone measured at right angles from the front property line, except as follows:

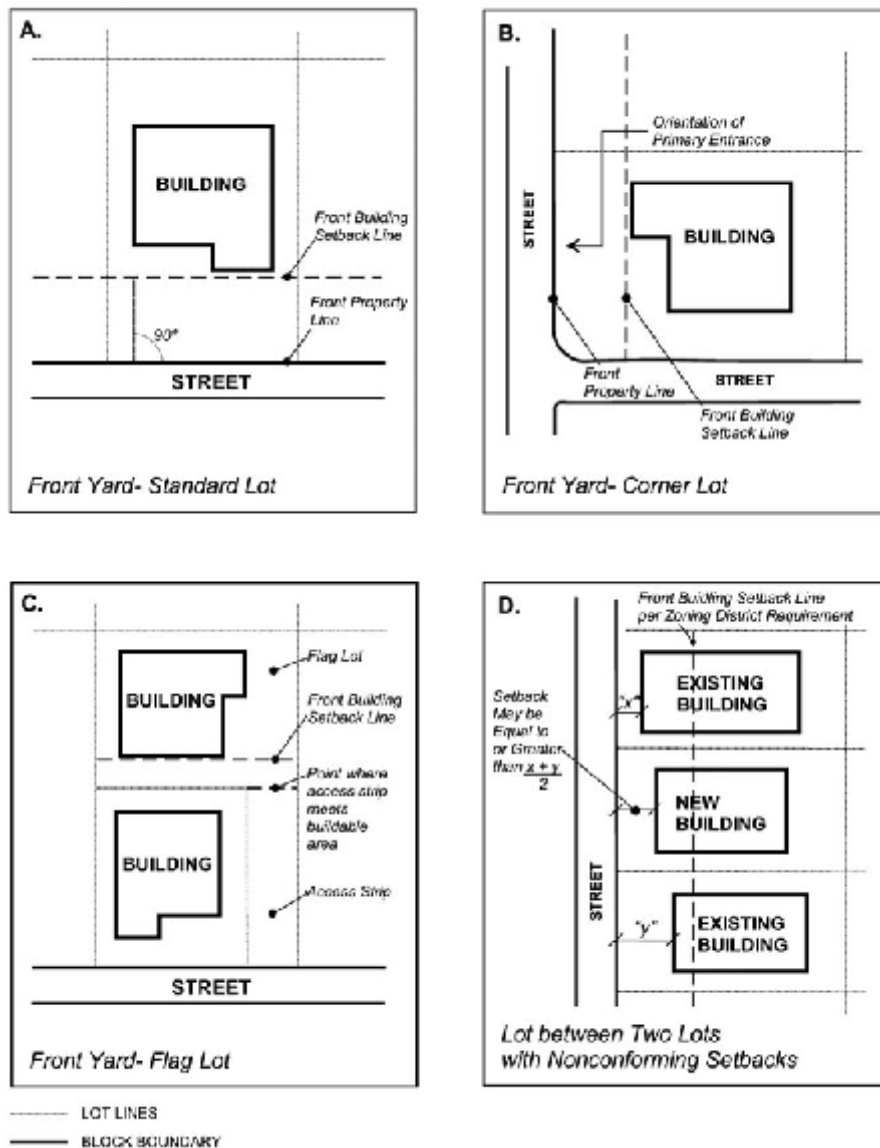


Figure 19.630.030 B
Front Yard Setbacks

1. Corner Lots

The front yard setback shall be measured from the narrowest street frontage, subject to approval of the Community & Economic Development Director or his/her designee. Where a lot or parcel of land at the junction of two intersecting streets in any residential zone has frontage on each street over 130 feet in length, front yards of the depth required in the appropriate zone shall be required

on both frontages. The Community & Economic Development Director or his/her designee may determine that the front setback shall be established from the longer street frontage if the primary orientation of the building is to that frontage.

2. Flag lots

Regardless of the orientation of the main building, the measurement shall be taken from a parallel line established where the access strip meets the buildable area of the parcel closest to the public street or right-of-way.

3. Through Lots

The front yard setback on the street side of a through lot is a line parallel to the property line abutting both streets. In other words, a through lot has two front yards.

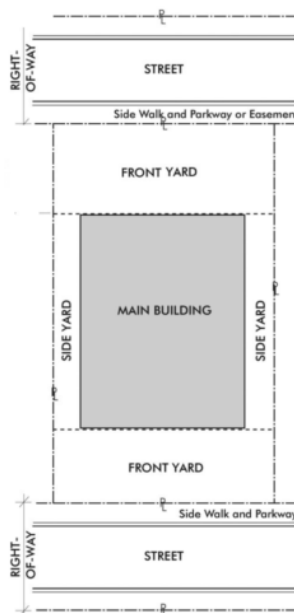


Figure 19.630.030 B
Front Yard Setbacks

4. Averaging

For the R-1-7000 Zone, where lots comprising 50 percent or more of the frontage on one side of a street between intersecting streets are developed with front yards setbacks of a greater depth. The average of such front yard setbacks shall establish the front yard setback for the entire frontage on that side of the street within that block.

C. Side Yard Setbacks

The side setback building lines are the lines parallel to the side yard property lines and perpendicular to the front and rear property lines, at a minimum distance specified by the base zone and measured horizontally from the nearest part of the side lot line to the main building.

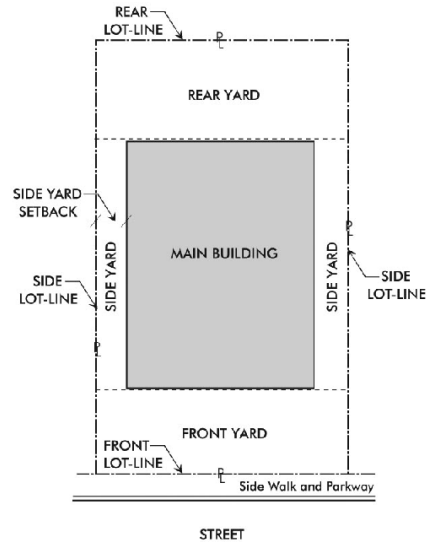


Figure 19.630.030 C
Side Yard Setbacks

D. Rear Yard Setback

The rear setback building line is a line parallel to the rear property line, at a minimum distance specified by the base zone measured at right angles from the rear property line, that extends between the side yards, except as follows:

1. Irregular, Triangular or Gore Shaped Lots

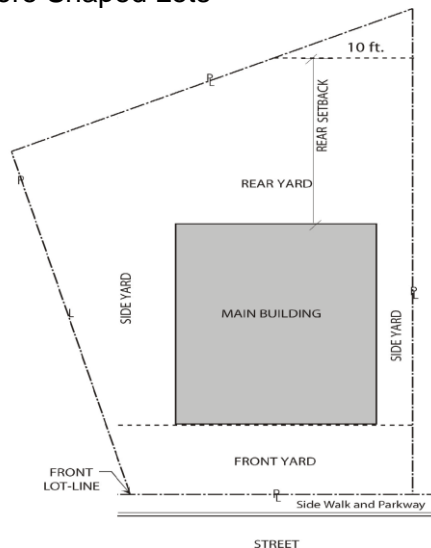


Figure 19.630.030 D 2
Rear Yard Setback - Gore Lot

The rear yard setback is measured from a line that is opposite, parallel to and at a maximum distance from the front building setback line, having a length of not less than 10 feet. (Ord. 6966 §1, 2007)

19.630.040 Permitted Projections into Required Yards.

- A. Cornices, eaves, belt courses, sills bay windows, buttresses, or other similar architectural features may project up to 4 feet into a required front yard area and may project into a required side or rear yard area up to 4 inches per 1 foot of width of such yard.
- B. Fire escapes may project up to 4 feet into any required yard area.
- C. Open, unenclosed, and uncovered staircases or balconies may project up to 2.5 feet into any required yard area.
- D. First-floor, uncovered porches, platforms, or landings may project into the required front yard area a distance not exceeding 20 percent of such yard. In no case shall it extend more than 5 feet into the required front yard area. Such porches, platforms, or landings may project up to 3 feet into a required side or rear yard area. An openwork railing, not more than 2.5 feet in height, may be installed on such porch, platform, or landing.
- E. A minimum distance of 3 feet shall be maintained between all projections and any property line. (Ord. 6966 §1, 2007)

19.630.050 Residential Rear Yard Paving Requirements.

No more than 1,000 square feet of the rear yard shall be paved, or 25% of the rear yard area, which ever is less, for parking purposes. A paved driveway must extend to the parking area from a public street or alley. Parking areas greater than 25% of the rear yard area or 1,000 square feet which ever is less may be considered under a Minor Conditional Use Permit. (Ord. 6966 §1, 2007)

Exhibit “100”

ARTICLE IX: LAND USE DEVELOPMENT PERMIT REQUIREMENTS/PROCEDURES

Chapter 19.640

GENERAL PERMIT PROVISIONS

- 19.640.010 Purpose.**
- 19.640.020 Ministerial Actions.**
- 19.640.040 Discretionary Permits and Actions.**
- 19.640.050 Additional Permits May Be Required.**
- 19.640.060 Burden of Proof and Precedence.**

19.640.010 Purpose.

This Chapter establishes the overall structure for the application, review, and action on discretionary permits and legislative actions. Further, it identifies and describes the permits regulated by the Zoning Code. It also identifies those minor activities, uses and structures that are exempt from permit requirements. It further requires compliance with all applicable laws and regulations. (Ord. 6966 §1, 2007)

19.640.020 Ministerial Actions.

A. Definition

Ministerial actions describe City decisions that involve little or no personal judgment by a public official as to the wisdom or manner of carrying out a project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements. (Ord. 6966 §1, 2007)

19.640.040 Discretionary Permits and Actions.

A. Definition

Discretionary permits or actions apply to projects that require the exercise of judgment or deliberation when the Approving or Appeal Authority decides to approve or disapprove a particular activity, as distinguished from situations where the City public official, Board, Commission or Council merely has to determine whether there has been conformity with applicable statutes, ordinances or regulations.

B. Administrative Discretionary Permits and Actions Not Requiring a Public Hearing

The Community & Economic Development Director or the Development Review Committee have primary administrative authority over certain activities that require the determination of compliance with applicable zoning provisions and the application of judgment to a given set of facts. The following lists the various administrative permits and references Chapters of the Zoning Code for the respective actions:

1. Community & Economic Development Director:
 - a. Interpretation of Code - Refer to Chapter 19.060.
 - b. Temporary Use Permit - Refer to Chapter 19.740.
 - c. Nonconforming Provisions - Refer to Chapter 19.080.
 - d. Effective Dates, Time Limits and Extensions - Refer to Chapter 19.690.
 - e. Day Care Permit - Large Family - Refer to Chapter 19.860.
 - f. Recycling Center Permit - Refer to Chapter 19.870.
 - g. Determination of substantial conformance and modification of previously approved conditions with equivalent language.
 2. Development Review Committee:
 - a. Design Review - Refer to Chapter 19.710.
 - b. Minor Conditional Use Permit - Refer to Chapter 19.730.
 - c. Variance - Refer to Chapter 19.720.
- C. Discretionary Permits and Actions Requiring a Public Hearing:
1. Except when combined with legislative actions, the City Planning Commission is the designated approving authority for discretionary permits and actions. A public hearing is required for the following discretionary permits:
 - a. Conditional Use Permit - Refer to Chapter 19.760.
 - b. Planned Residential Development Permit - Refer to Chapter 19.780.
 - c. Condominium Conversion Permits- Refer to Chapter 19.790.
 - d. Site Plan Review Permit - Refer to Chapter 19.770.
 - e. Modification and Revocation of Permits/Variances and Other Approvals - Refer to Chapter 19.700.
 - f. Street, Alley and Walkway Vacations - Refer to Chapter 19.890 and the City Administrative Manual.
 - g. Traffic Pattern Modification Measures - Refer to Chapter 19.785.

2. The City Council is the designated approving authority for the following actions subject to a public hearing:
 - a. Airport Land Use Commission Appeals (City Council only) – Refer to Sections 19.680 A & E (Filing an Appeal).

D. Legislative Actions - Public Hearing Required

In general, legislative actions establish rules, policies or standards of general applicability. They involve the exercise of discretion and they are governed by considerations of the public welfare. The designated approving authority for all legislative actions by the City is the City Council. A public hearing is required for all following legislative actions:

1. General Plan Text/Map Amendment - Refer to Chapter 19.800.
2. Zoning Code Text/Map Amendment (Rezoning) - Refer to Chapter 19.810.
3. Specific Plan/Specific Plan Amendments - Refer to Chapter 19.820.
4. Development Agreement and Development Agreement Amendment - Refer to City Resolution No. 15475 or its successor.
5. Annexations and Detachments - Governed by State Law. (Ord. 6966 §1, 2007)

19.640.050 Additional Permits May Be Required.

- A. A land use on property that complies with the permit requirement or exemption provisions of the Zoning Code shall also comply with the permit requirements of other Municipal Code provisions and any permit requirements of other public agencies before construction or use of the property is commenced. Nothing in the Zoning Code shall eliminate the need to obtain any permits required by:
 1. Any applicable county, regional, State, or Federal regulations.
- B. All necessary permits shall be obtained before starting work or establishing a new use. (Ord. 6966 §1, 2007)

19.640.060 Burden of Proof and Precedence.

A. Burden of Proof

The burden of proof to establish the evidence in support of the required finding(s) for any permit in accordance with this Chapter is the responsibility of the applicant.

B. Precedence

Each permit shall be evaluated on a case-specific basis. Therefore, granting of a prior permit does not create a precedent and is not justification for the granting of a new permit. (Ord. 6966 §1, 2007)

Exhibit “101”

Chapter 19.650

APPROVING AND APPEAL AUTHORITY

- 19.650.010 Purpose.**
- 19.650.020 Designated Approving Authority.**
- 19.650.030 Concurrent Processing of Land Use Development Permits.**

19.650.010 Purpose.

This Chapter identifies the designated Planning Agency, as identified in Chapter 19.050 (Administrative Responsibility), for the review of the land use development permits and actions required by the Zoning Code. (Ord. 6966 §1, 2007)

19.650.020 Designated Approving Authority.

A. General Provisions

The Approving and Appeal Authority, as designated in Table 19.650.020 (Approving and Appeal Authority), shall approve (in full or in part), conditionally approve (in full or in part), modify or deny (in full or in part) applications in accordance with the requirements of the Zoning Code. Table 19.650.020 (Approving and Appeal Authority) identifies both recommending (R) and final (F) authorities for each application. When a proposed project requires more than one permit, the permits shall be processed pursuant to Section 19.650.030 (Concurrent Processing of Land Use Development Permits).

B. Appeals

An action of the Approving or Appeal Authority may be appealed pursuant to procedures set forth in Chapter 19.680 (Appeals).

C. Approval Authority on Referral

1. Referral by the Community & Economic Development Director or the Development Review Committee. - The Community & Economic Development Director or the Development Review Committee, instead of taking any action, may refer the matter to the Planning Commission. The action of the Approving Authority following referral may be appealed to the City Council. Action taken by the City Council is not subject to an appeal.
2. Referral of Development Review Committee actions - All decisions of the Development Review Committee shall be transmitted to the City Council. Any member of the City Council may refer the matter for consideration on the City Council's discussion calendar agenda. If not referred by the City Council, or otherwise appealed, within 10 days of transmittal, the action of the Development Review Committee is final.
3. Referral of Planning Commission Non-Legislative actions - All decisions of the Planning Commission shall be transmitted to the City Council the next business day following Planning Commission action. Any member of the City Council may

refer the matter for consideration on the City Council's discussion calendar agenda by notifying the Community and Economic Development Director. If not referred by the City Council, or otherwise appealed, within 10 days of Planning Commission action, the action of the City Planning Commission is final. (See Section 19.690.020 A - Effective Date of Permits and Actions). (Ord. 7091 §5, 2010; Ord. 6997 §7, 2008; Ord. 6966 §1, 2007)

Table 19.650.020 Approving and Appeal Authority				
R = Recommending Authority; F = Final Approving Authority (unless appealable); A = Appeal Authority; AR = Approving Authority as Community & Economic Development Director or Development Review Committee on Referral				
Type of Permit or Action	Approving and Appeal Authority			
	Community & Economic Development Director	Development Review Committee (DRC)	City Planning Commission ^(12,14)	City Council ^(1,,14)
	<i>Administrative</i>			
Day Care Large Family Home – Permit	F ⁽³⁾		AR	A/F
Design Review		F ⁽⁴⁾	A/AR ⁽⁴⁾	A ⁽⁴⁾ /F
Fair Housing and Reasonable Accommodation		F	AR	A ⁽⁷⁾ /F
Minor Conditional Use Permit		F	AR	A ⁽⁷⁾ /F
Nonconforming Determination	F		AR	A ⁽⁷⁾ /F
Recycling Center Permit	F			AR/A/F
Room Rental Permit	F		AR	A/F
Street, Alley, & Walkway Vacations (Summary)				F
Temporary Use Permit	F ⁽⁸⁾			
Time Extensions	F		AR	A/F
Transportation Demand Management Regulations	F			A/F
Variance		F	AR	A ⁽⁷⁾ /F
Zoning Code Interpretation	F		A/AR	A/F

Table 19.650.020
Approving and Appeal Authority

R = Recommending Authority; F = Final Approving Authority (unless appealable); A = Appeal Authority; AR = Approving Authority as Community & Economic Development Director or Development Review Committee on Referral

Type of Permit or Action	Approving and Appeal Authority			
	Community & Economic Development Director	Development Review Committee (DRC)	City Planning Commission ^(12,14)	City Council ^(1,,14)
	<i>Public Hearing</i>			
Accessibility Appeals (Building Official decisions relating to access)			F	A/F
Airport Land Use Commission Appeals				A ^(13, 15) /F
Annexation or Detachment			R ⁽⁹⁾	A/F
Conditional Use Permit			F ^(9, 12)	A/F
Condominium Conversion Permit			R ⁽⁹⁾	A/F
Development Agreement and Amendment ⁽¹¹⁾			R ⁽⁹⁾	A/F
Design Review			F ⁽⁴⁾	A/F ⁽⁴⁾
Floodplain Approval; Floodplain Variance			F	A/F
General Plan Text/Map Amendment			R ^(9, 12)	A/F
Planned Residential Development Permit			F ^(9, 12, 16)	A/F
Site Plan Review Permit			F ⁽⁹⁾	A/F
Specific Plan and Amendments			R ^(9, 12)	A/F
Street, Alley, & Walkway Vacations			R ⁽⁹⁾	A/F ⁽¹⁰⁾
Street Name Change			R ⁽⁹⁾	A/F

Table 19.650.020
Approving and Appeal Authority

R = Recommending Authority; F = Final Approving Authority (unless appealable); A = Appeal Authority; AR = Approving Authority as Community & Economic Development Director or Development Review Committee on Referral

Type of Permit or Action	Approving and Appeal Authority			
	Community & Economic Development Director	Development Review Committee (DRC)	City Planning Commission ^(12,14)	City Council ^(1,,14)
Traffic Pattern Modification Measures			R ⁽⁹⁾	A/F ⁽¹⁰⁾
Zoning Code Text/Map Amendment			R ^(9, 12)	A/F

	<p>Notes:</p> <ol style="list-style-type: none"> 1. Decisions of the City Council are final and cannot be appealed. 3. An applicant or affected person(s) may request a hearing before the Planning Commission. 4. Planning Commission primary design review responsibility is limited to concurrent review with another case for which the Planning Commission has approval authority (Refer to Section 19.710.035 – Review Responsibilities of Planning Commission or Community & Economic Development Director). Appeal of Planning Commission action on design review is first to the City Council Land Use Committee with final action by the full City Council. 7. See Section 19.650.020 (C) (2) – Designated Approving Authority 8. Appeal of an action on a Temporary Use Permit shall be to the City Manager. The City Manager's decision is final. 9. If denied by the Planning Commission, the action is final unless appealed to the City Council (See Section 19.680.020 B – Appeal Authority). 11. See Government Code Section 65864 for more information on Development Agreements. 12. All decisions by the Planning Commission to approve or deny a permit or action are by simple majority of the members present and voting, with the following exceptions: <ol style="list-style-type: none"> a. Conditional Use Permits, including revocations, and Planned Residential Development Permits require approval by a 2/3 majority of the Planning Commissioners present and voting; and b. Zoning Code Text/Map Amendments, General Plan Text/Map Amendments, and Specific Plan Amendments require a majority vote of not less than four Planning Commissioners present and voting. 13. All decisions of the City Council to approve or deny a permit or action are by a majority vote of those present and voting except that a 2/3 vote of the total membership (5 votes minimum) is required to approve an appeal of a decision of the Airport Land Use Commission (ALUC). 14. All tie votes of the Planning Commission mean that an application failed to be approved and will be treated as a denial. When a tie vote exists before the City Council, the Mayor shall have the voting right as any member of the City Council, and may cast a vote for or against an item to break a tie. In the Mayor's absence, in the event of a tie vote, the Mayor Pro Tempore shall not have the right to cast a tie-breaking vote; in this instance the City Council vote shall be treated as a denial (Riverside City Charter – Article IV, Section 405). 15. Refer to Section 19.680.030 (E) for details regarding the ALUC appeal process 16. The final decision making authority for PRD's in the RC Zone shall be the City Council.

(Ord. 7222 §5, 2013; Ord. 7163 §2, 2012; Ord. 7091 §6, 2010; Ord. 6966 §1, 2007)

19.650.030 Concurrent Processing of Land Use Development Permits.

When a proposed project requires more than one permit application with more than one Approving or Appeal Authority, all project permits shall be processed concurrently as interrelated permits for a single project. The highest designated Approving or Appeal Authority for all such requested permits shall take final action on multiple permit applications. For example, the Planning Commission takes final action on a tentative tract map. However, when processed in conjunction with a Development Agreement, the tentative tract map shall be reviewed and acted upon by the City Council in conjunction with the other application request(s). The Planning Commission provides recommendations to the City Council on both entitlement requests. (Ord. 6966 §1, 2007)

Exhibit “102”

Chapter 19.660

GENERAL APPLICATION PROCESSING PROCEDURES

- 19.660.010 Purpose.**
- 19.660.015 Initiation of Applications.**
- 19.660.020 Application Submittal.**
- 19.660.030 Eligible Applicants.**
- 19.660.040 Submittal Requirements.**
- 19.660.050 Initial Application Completeness Review.**
- 19.660.060 Environmental Review.**
- 19.660.070 Notice of Decision.**
- 19.660.080 Time Limitation on Reapplication After Denial.**

19.660.010 Purpose.

This Chapter provides for standard procedures for administrative actions/permits, discretionary actions/permits and legislative actions. Unique processing procedures are listed in the individual permit Chapters. (Ord. 6966 §1, 2007)

19.660.015 Initiation of Applications.

- A. For all case types the Community and Economic Development Department Director or his/her designee is authorized to initiate Planning applications, notwithstanding any other section of this Title, for any project authorized under this Title.
- B. For General Plan Text/Map Amendment see Section 19.800.020 (Initiation of Amendment).
- C. For Zoning Code Text/Map Amendment see Section 19.810.020 (Initiation of Map/Text Amendment).
- D. For Specific Plan/Specific Plan Amendments see Section 19.820.030 (Specific Plan Initiation). (Ord. 6966 §1, 2007)

19.660.020 Application Submittal.

All applications for land use and development permits and actions pertaining to the Zoning Code shall be submitted to the Planning Division on a City application form, together with all fees, plans, maps, and any other information required by the Planning Division. (Ord. 6966 §1, 2007)

19.660.030 Eligible Applicants.

- A. Administrative and Discretionary

The owner(s) of the property, or the owner's authorized agent(s), or a plaintiff in an action of eminent domain with an order of possession, or the City Manager or his/her designee

shall make the application. Any authorized agent shall be formally delegated as such in writing by the property owner.

B. Legislative

The owner(s) or lessee(s) of the property, or the owner's authorized agent(s), or a plaintiff in an action of eminent domain with an order of possession, or the City Manager or his/her designee shall make the application. Any authorized agent shall be formally delegated as such in writing by the property owner. The Planning Commission or City Council may also initiate an application for a legislative action. (Ord. 6966 §1, 2007)

19.660.040 Submittal Requirements.

A. Application for a Land Use or Development Permit

Every application for a land use or development permit shall include a completed application form designated for the particular request. Additionally, each application shall include particular maps, plans, and other data about the project development, project site and vicinity deemed necessary by the Community & Economic Development Director or his/her designee to provide the recommending and final Approving and Appeal Authorities with adequate information on which to base decisions.

B. Signature and Fees Required

Applications will not be accepted by the Planning Division without required signed application forms and permit. Any owner, owner's authorized representative or the City Manager or his/her designee may sign an application. Fees shall be those established by City Council Resolution and published in the Schedule of Fees available from the Planning Division.

C. All applications requiring discretionary approval may be required to include a project-specific Water Quality Management Plan (WQMP) pursuant to the requirements of the Municipal Separate Storm Sewer System (MS4) Permit.

D. Indemnification

a.

1. With the submittal of any application, the owner and/or applicant agrees that upon approval of its application the owner and/or applicant shall defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action or proceeding against the City of Riverside, its agents, officers or employees, that attacks, set asides, voids, or annuls, any approval by the City concerning:

a. Any such approval of the City: and/or

b. An action taken to provide environmental clearance under the California Environmental Quality Act (CEQA) by its advisory agencies, appeal boards or City Council.

2. The owner and/or applicant shall execute an indemnification agreement in a form acceptable to the City Attorney.
3. In the event any claim, action or proceeding is brought, the City shall promptly notify the owner and/or applicant of the existence of the proceeding and the City will cooperate fully in the defense of the proceeding. Nothing in this section shall prohibit the City from participating in the defense of any proceeding.
4. In the event that the applicant is required to defend the City in connection with any proceeding described in this section, the City shall retain the right to approve:
 - a. The counsel to so defend the City;
 - b. All significant decisions concerning the manner in which defense is conducted; and
 - c. Any and all settlements, which approval shall not be unreasonably withheld.
5. The City shall also have the right not to participate in the defense, except that the City agrees to cooperate with the applicant in the defense of the proceeding. If the City chooses to have counsel of its own defend any proceeding where the applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City.

19.660.050 Initial Application Completeness Review.

All applications filed with the Planning Division in compliance with the Zoning Code shall be initially reviewed for application completeness as follows:

A. Complete Applications

Within 30 calendar days of application submittal, the Community & Economic Development Director or his/her designee or Development Review Committee, as applicable, shall determine whether or not the application is complete. The applicant shall be notified in writing of the determination either that all the submittal requirements have been satisfied and that the application has been accepted as complete or that the submittal requirements have not been satisfied and the application has been determined to be incomplete (see 19.660.050 B - Incomplete Applications).

B. Incomplete Applications

1. Within 30 calendar days of application re-submittal, the Community & Economic Development Director or his/her designee or the Development Review Committee, as applicable, shall determine whether or not the application is complete. The applicant shall be notified in writing of the determination either that: a) all the submittal requirements have been satisfied and that the application has been accepted as complete; or b) specific information and or materials are still necessary to complete the application. The letter may also identify preliminary

information regarding the areas in which the submitted plans are not in compliance with City standards and requirements.

2. The applicant may appeal the determination in accordance with Chapter 19.680 (Appeals) and the Permit Streamlining Act (California Government Code [Section 65943](#)).
3. The City, at its discretion, may withdraw any application that remains incomplete 180 calendar days from the date of the original submittal. The City shall notify the applicant of its intention to withdraw the stagnant application at least 30 calendar days prior to withdrawal.

C. Withdrawals

1. Submittal of Withdrawals

All withdrawal requests shall be submitted in writing to the Planning Division, identifying the application being withdrawn.

2. Resubmittal of Withdrawn Applications

Any resubmittal of a withdrawn application shall require submittal of a new application along with the appropriate fees and a new case number will be assigned.

D. Mutual Agreement to Extension of Time

Nothing in this Section precludes the applicant and the City from mutually agreeing to an extension of any time limit provided by this Section (California Government Code [Section 65943](#)). (Ord. 7235 § 14, 2013; Ord. 7091 §7, 2010; Ord. 6966 §1, 2007)

19.660.060 Environmental Review.

After acceptance of a complete application, the project shall be reviewed in accordance with the environmental review procedures of the California Environmental Quality Act (Public Resources Code [Section 21000](#) et seq.) and the City's environmental guidelines (City Council Resolution No. [21106](#) as amended or most recent CEQA Resolution adopted by the City Council). (Ord. 6966 §1, 2007)

19.660.070 Notice of Decision.

- A. A notice of decision shall be required for all discretionary and legislative permits/actions in accordance with the provisions of this Section.
- B. Within 7 days from the final action on an application, the Community & Economic Development Director or his/her designee or the Development Review Committee, as applicable, shall send written notice of decision to the project applicant, other affected parties and anyone who has requested to be notified. The notice of decision shall identify the specific action of the Approving or Appeal Authority, including the date of action, applicable conditions and appeal period. (Ord. 7235 §15, 2013; Ord. 6966 §1, 2007)

19.660.080 Time Limitation on Reapplication After Denial.

A. Time Limitation

Whenever an application or portion of an application has been denied or revoked and the denial or revocation becomes final, no new application for the same or similar request may be accepted within one year of the date of the action to deny or revoke, unless the Community & Economic Development Director or his/her designee determines that a new application is warranted due to a substantial change in land use on properties in the vicinity, improved infrastructure in the vicinity, altered traffic patterns, or any such similar change resulting in a changed physical environment.

B. Exemption for Earlier Reapplication

Applications that have been denied without prejudice and applications where the denying resolution stipulates a reapplication time are exempt from Section 19.660.080.A. (Ord. 7235 §16, 2013; 6966 §1, 2007)

Exhibit “103”

Chapter 19.670

PUBLIC HEARINGS AND NOTICE REQUIREMENTS

- 19.670.010 Generally.**
- 19.670.020 Notice Requirements for Administrative Discretionary Permits with No Public Hearing.**
- 19.670.030 Notice of Hearing for Discretionary Actions Requiring a Public Hearing.**
- 19.670.040 Notice of Hearing for Legislative Actions.**
- 19.670.050 Traffic Pattern Modification Measures and Street, Alley, and Walkway Vacations.**
- 19.670.060 Content of Notice.**
- 19.670.080 Failure to Receive Notice.**
- 19.670.090 Hearing Procedure.**
- 19.670.100 Notice and Hearings for Appeals and Referrals.**
- 19.670.110 Drive-thru Facilities.**
- 19.670.120 Cemeteries.**

19.670.010 Generally.

The following procedures implement State Planning and Zoning Law under Government Code Sections [65090](#) through [65096](#) and govern the public hearing and notice requirements for consideration of a land use or development permit or action. Section 19.640.040 B-D (Discretionary Permits and Actions) and Table 19.650.020 (Approving and Appeal Authority), identify where public hearing and notice is required for all types of action authorized by the Zoning Code. In general, public hearings and public notice shall be required for certain discretionary and all legislative actions. Public hearings are not required for administrative discretionary actions, although public notice may be required. Where required, the hearing(s) shall be held before the designated Approving or Appeal Authority pursuant to Table 19.650.020 (Approving and Appeal Authority). (Ord. 6966 §1, 2007)

19.670.020 Notice Requirements for Administrative Discretionary Permits with No Public Hearing.

A. Minor Conditional Use Permit and Variance

1. Public notice of the consideration of a proposed minor conditional use permit in all zones shall be provided by the Community & Economic Development Director or his/her designee by mailing such notice to the property owners within three hundred feet of the exterior boundaries of the property under consideration;
2. Public notice of the consideration of a proposed variance in any zone shall be provided by the Community & Economic Development Director or his/her designee by mailing such notice to the property owners adjacent to the boundaries of the property under consideration. When the variance request is regarding a corner lot and will pertain to a rear or side yard setback, such notice shall be given to the owners of property directly across each street from the proposed side or rear yard encroachment as well as to the owners of abutting property.

3. For mailing purposes, the last known name and address of such owners as are shown on the latest available equalized assessment roll of the County Assessor shall be used. Such notices shall identify the property under consideration and indicate the nature of the proposed permit.
4. The public notice shall:
 - a. be sent no later than fourteen days after acceptance of a complete and accurate application;
 - b. invite interested persons to notify in writing the Planning Division of any concerns, comments or to make a request to be further notified of actions relating to the proposed variance or minor conditional use permit during a fifteen-day comment and review period commencing with the date of the notice;
 - c. specify that only those specifically requesting to be further notified of actions relating to the application will be so notified of decisions, appeals or requests for City Council review; and
 - d. specify that at the end of the fifteen day comment and review period, the Community & Economic Development Director's final report and recommendations will be issued, initiating a ten-day appeal period during which time any interested person may request that the Community & Economic Development Director or Development Review Committee decision (as applicable) be reviewed by the City Council.
5. For variances in any zone where the applicant has obtained the written approval of the adjacent property owners, no public notices, comment period or appeal period is required. The Development Review Committee decision is final, except that the applicant may appeal the Development Review Committee decision within ten days of the mailing of written notice of decision.
6. Noticing distance requirements for individual uses may vary. Refer to Article VII, Specific Land Use Provisions.

B. All other Administrative, Discretionary Permits

1. No notice is required for other administrative, discretionary actions without a public hearing, unless specified. (Ord. 6966 §1, 2007)

19.670.030 Notice of Hearing for Discretionary Actions Requiring a Public Hearing.

Notice of the hearing shall be given in all of the following ways:

- A. Notice of the hearing shall be mailed or delivered at least ten days prior to the hearing to:
 1. The owner of the subject real property or the owner's duly authorized agent, and the project applicant.

2. Each local agency expected to provide water, sewage, streets, roads, schools or other essential facilities or services to the project.
 3. All owners of real property on the latest records of the County Assessor within 300 feet of the real property. If the number of owners to whom notice would be mailed or delivered is greater than 1,000, the City may, in lieu of mailing or delivering the notice, provide notice by placing an advertisement of a least one-eighth page in at least one newspaper of general circulation within the City at least 10 days prior to the hearing.
- B. The notice shall be published in at least one newspaper of general circulation within the City at least ten days prior to the hearing.
- C. Noticing distance requirements for individual uses may vary. Refer to Article VII, Specific Land Use Provisions. (Ord. 6966 §1, 2007)

19.670.040 Notice of Hearing for Legislative Actions.

- A. General Plan Amendments, Specific Plan Amendments, Zoning Code Text/Map Amendments and Zone Changes Not Affecting the Permitted Uses or Intensity of Uses of Real Property.
1. The notice shall be published in at least one newspaper of general circulation within the City at least ten days prior to the hearing.
- B. General Plan Amendments, Specific Plans and Specific Plan Amendments, Zoning Code Amendments and Zone Changes Affecting the Permitted Uses or Intensity of Uses of Real Property and All Development Agreements.
1. Notice of the hearing shall be given in all of the following ways:
 - a. Notice of the hearing shall be mailed or delivered at least ten days prior to the hearing to:
 - (1) The owner of the subject real property or the owner's duly authorized agent, and the project applicant.
 - (2) Each local agency expected to provide water, sewage, streets, roads, schools or other essential facilities or services to the project.
 - (3) All owners of real property on the latest records of the County Assessor within 300 feet of the real property. If the number of owners to whom notice would be mailed or delivered is greater than 1,000, the City may, in lieu of mailing or delivering the notice, provide notice by placing an advertisement of a least one-eighth page in at least one newspaper of general circulation within the City at least ten days prior to the hearing.
 2. The notice shall be published in at least one newspaper of general circulation within the City at least ten days prior to the hearing.

C. Annexations

Notice of the hearing to adopt a resolution of application to annex shall be published in all of the following ways:

1. The notice shall be published in at least one newspaper of general circulation with the City at least 20 days prior to the hearing.
2. Notice of the hearing shall be mailed or delivered at least 20 days prior to the hearing to:
 - a. The owner of the subject real property(ies) and the project applicant, if other than the City.
 - b. Each local agency expected to provide water, sewage, streets, roads, schools or other essential facilities or services to the project.
 - c. All owners of real property on the latest records of the County Assessor within 300 feet of the real property(ies).
3. The notice shall be posted at the site where the public hearing will occur at least 20 days prior to the hearing and continue to the time of the hearing. (Ord. 6966 §1, 2007)

19.670.050 Traffic Pattern Modification Measures and Street, Alley, and Walkway Vacations.

Traffic Pattern Modification Measures and Street, Alley, and Walkway Vacations require two actions at the City Council - adoption of a resolution of intent to hold a public hearing and a public hearing. Pursuant to the California Streets and Highways Code (Section 8310 et seq.), the public hearing will not be held less than 15 days after the adoption of the resolution of intent to hold a public hearing. Notice of the public hearing shall be published for at least two successive weeks prior to the public hearing. (Ord. 7118 §2, 2011)

19.670.060 Content of Notice.

Notices given pursuant to Section 19.670.020 (Notice Requirements for Administrative Discretionary Permits with No Public Hearing), 19.670.030 (Notice of Hearing for Discretionary actions Requiring a Public Hearing) and 19.670.040 (Notice of Hearing for Legislative Actions) shall at a minimum include the date, time and place of the public hearing, the identity of the hearing body, a general explanation of the matter to be considered and a general description, in text or by diagram, of the location of the real property, if any, that is the subject of the hearing. (Ord. 6966 §1, 2007)

19.670.070 Requests for Notification.

Any person who requests inclusion on a mailing list for notice of hearing for a development project or projects shall submit such request in writing to the Planning Division where the request is for notice of hearing before the Planning Commission and to the City Clerk where the request is for notice of hearing before the City Council. The City may impose a reasonable fee for the purpose of recovering the cost of such notification. (Ord. 6966 §1, 2007)

19.670.080 Failure to Receive Notice.

Pursuant to California Government Code Section [65093](#), failure of any person or entity to receive notice required by law of any hearing as required by the Zoning Code shall not constitute grounds for any court to invalidate the actions of a designated Approving or Appeal Authority for which the notice was given. (Ord. 6966 §1, 2007)

19.670.090 Hearing Procedure.

- A. Hearings as provided for in this Chapter shall be held at the date, time, and place for that notice has been given as required in this Chapter. The designated Approving or Appeal Authority shall conduct the public hearing and hear testimony.
- B. The summary minutes shall be prepared and made part of the permanent file of the case.
- C. Any hearing may be continued, and no further public notice shall be required unless the hearing is not continued to a specific date/time, in which instance the hearing shall be re-noticed. (Ord. 6966 §1, 2007)

19.670.100 Notice and Hearings for Appeals and Referrals.

- A. Upon appeal or referral of a discretionary action with a public hearing or a legislative action, notice of a public hearing before the appeal authority (See Table 19.650.020) shall be given in the same manner as for the original public hearing, except that in all cases the period of time for publishing or mailing the notice prior to the appeal hearing is not more than ten (10) days. Proposed adoption of a negative declaration by the appeal authority does not extend the time beyond ten (10) days.
- B. Upon appeal or referral of an administrative discretionary action, notice of the appeal or referral shall be mailed to the applicant and all interested persons requesting such notice at least ten days in advance of consideration of the referral or appeal on the appeal or referral authority's discussion calendar agenda. (Ord. 6966 §1, 2007)

19.670.110 Drive-thru Facilities.

Whenever a hearing is held regarding a discretionary permit or a legislative action for a drive-thru facility, notice shall also be provided to representatives on a list maintained by the Planning Division of the blind, aged and disabled communities. (Ord. 6966 §1, 2007)

19.670.120 Cemeteries.

Notice for any action that would permit all or any part of a cemetery, as defined by Section 8100 of the State Health and Safety Code, to be used for other than cemetery purposes, shall be provided pursuant Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing). (Ord. 6966 §1, 2007)

Exhibit “104”

Chapter 19.680

APPEALS

- 19.680.010 Purpose.**
- 19.680.020 Appeal Authority.**
- 19.680.030 Filing an Appeal.**
- 19.680.040 Notice and Schedule of Appeal Hearings.**
- 19.680.050 Appeal Hearing and Action.**

19.680.010 Purpose.

This Chapter identifies the procedures for filing and processing an appeal of actions of Approving Authorities, consistent with California Government Code [Section 65904](#). Where the appeal provisions of this Section conflict with other provisions of the Riverside Municipal Code, the appeal provisions of this Chapter shall apply with regard to planning and zoning matters. (Ord. 6966 §1, 2007)

19.680.020 Appeal Authority.

- A. Any person dissatisfied with an interpretation or action an Approving Authority made pursuant to this Article may appeal such action to the designated Appeal Authority and ultimately to the City Council. Appeals must be filed in accordance with the procedures in Section 19.680.030 (Filing an Appeal). Table 19.650.020 (Approving and Appeal Authority) identifies the Appeal Authority for each of the City's land use and development permits and actions. Actions by the City Council are not subject to appeal.
- B. Legislative matters require the Planning Commission to hold a noticed public hearing and make a recommendation on the matter to the City Council. Where the Planning Commission denies certain legislative cases, the action is final unless appealed to the City Council (See Table 19.650.020 - Approving and Appeal Authority) (Ord. 6966 §1, 2007)

19.680.030 Filing an Appeal.

- A. Any person aggrieved or affected by a decision of an Approving Authority may appeal that decision to the designated Appeal Authority. All appeals shall be submitted in writing to the Planning Division, in duplicate, identifying the action being appealed and specifically stating the basis or grounds of the appeal. For appeals of the decision of the Airport Land Use Commission (ALUC) see E below.
- B. Appeals shall be filed within ten (10) calendar days following the date the Approving Authority announces its determination on the matter for which an appeal is made and shall be accompanied by a filing fee as established by City Council resolution. If the 10th day is on a weekend or holiday the appeal is extended to the end of the next regular business day (Note: one exception to the 10 day appeal period is for temporary use permits where the appeal period is 2 business days).
- C. The filing of an appeal shall stay the action being appealed and the issuance of subsequent permit(s), such as grading or building permits.

- D. An appeal must be filed to exhaust all available administrative remedies.
- E. When filing an appeal of the decision of the Airport Land Use Commission (ALUC) the applicant shall provide the City with a copy of the ALUC staff report, notice of action and findings to support the override for the ALUC determination. In order to overrule the ALUC finding of inconsistency, the City Council must make specific findings that the proposal is consistent with the purposes of ALUC law "to protect public health, safety and welfare by ensuring (1) the orderly expansion of airports and (2) the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses." (Ord. 6966 §1, 2007)

19.680.040 Notice and Schedule of Appeal Hearings.

Unless otherwise stated herein or mutually agreed upon by the person filing the appeal, the applicant and the City, appeal hearings should be conducted within 45 days from the date of appeal submittal. Notice of hearing for the appeal shall be provided pursuant to noticing requirements of Chapter 19.670 (Public Hearings and Notice Requirements). (Ord. 6966 §1, 2007)

19.680.050 Appeal Hearing and Action.

Each appeal shall be considered *de novo* (new), even if the appeal is withdrawn, and the Appeal Authority may reverse, modify or affirm the decision in regard to the entire project in whole or in part. In taking its action on an appeal, the Appeal Authority shall state the basis for its action. The Appeal Authority may approve (in full or in part), conditionally approve (in full or in part), modify or deny (in full or in part) and may modify, delete or add such conditions as it deems necessary. The Appeal Authority may also refer the matter back to the original Approving Authority for further action. (Ord. 6966 §1, 2007)

Exhibit “105”

Chapter 19.690

EFFECTIVE DATES, TIME LIMITS, AND EXTENSIONS

19.690.010	Purpose
19.690.020	Effective Date of Permits and Actions
19.690.030	Time Limits
19.690.040	Voiding
19.690.050	Time Extension
19.690.060	Exercising Permits or Approvals
19.690.070	Approvals to Run with Land
19.690.080	Permit(s) On the Site During Construction

19.690.010 Purpose.

This Chapter identifies the effective date of permit and other approvals and provides requirements (including time limits) for implementation and extension of approval time limits. Unique processing procedures are listed in the individual permit Chapters. (Ord. 6966 §1, 2007)

19.690.020 Effective Date of Permits and Actions.

- A. Community & Economic Development Director or his/her designee, Development Review Committee or Planning Commission Decisions on Discretionary Permits and Actions

All decisions of the Community & Economic Development Director or his/her designee, Development Review Committee or Planning Commission acting as a final Approving Authority under Table 19.650.020 (Approving and Appeal Authority), shall be effective the first regular business day after the end of the 10 day appeal period. Filing of an appeal stays the effective date pending action on the appeal.

- B. City Council Decisions on Discretionary Permits and Actions

All decisions of the City Council in granting or denying a discretionary permit shall become effective on the next City business day following City Council Action, unless the discretionary permit is being processed concurrently with and dependent upon any legislative action, in that case the effective date of the discretionary permit will be governed by Section 19.690.020(C).

- C. Legislative Actions

A legislative approval granted by resolutions, such as a Specific Plan or General Plan amendment, is effective immediately upon adoption of the numbered resolution by the City Council. A legislative approval granted by ordinance, such as a zoning map amendment, is effective 30 days following the date of adoption of the ordinance by the City Council.

- D. Temporary Use Permits

Following a decision to approve, conditionally approve or deny a temporary use permit by the Community & Economic Development Director or their designee, the applicant or any interested party shall have two (2) business days to file an appeal with the City Manager

or authorized designee. If not appealed, the permit is in effect the day following the end of the appeal period. If appealed, the City Manager or authorized designee shall make a decision on the appeal within five (5) working days of its receipt and such action shall be final and the permit, if approved, shall be in effect immediately. (Ord. 6966 §1, 2007)

19.690.030 Time Limits.

- A. Any discretionary permit granted pursuant to the Zoning Code shall become null and void if not exercised within the time limit specified in the approving document or within one year if no time has been specified.
- B. Unless an earlier expiration date appears on the face of the permit, any development permit which is issued in conjunction with a tentative subdivision map shall expire no sooner than the approved tentative map or any extension thereof whichever occurs later.
- C. Any legislative approval shall become null and void if not finalized within two years, unless otherwise specified in the conditions of approval. (Ord. 6966 §1, 2007)

19.690.040 Voiding.

Any variance or permit granted pursuant to the Zoning Code shall become null and void if:

- A. The owner or owner's authorized representative of the property for which the variance or permit was granted requests, in writing, that the variance or permit be voided and the Approving or Appeal Authority having jurisdiction approves the request. (Ord. 6966 §1, 2007)

19.690.050 Time Extension.

- A. The period within which the exercise of a discretionary permit or other approval must occur may be extended by the Community & Economic Development Director or their designee as described in B - K below. A Temporary Use Permit may not be extended. An application for extension shall be filed, along with appropriate fees and necessary submittal materials pursuant to Chapter 19.660 (General Application Processing Procedures).
- B. Variances, Administrative Design Review actions and Minor Conditional Use Permits may receive a maximum of two, one year time extensions.
- C. Conditional use permits and Site Plan Review permits, not related to an implementing subdivision and/or legislative action, may be granted time extensions by the Community & Economic Development Director or their designee up to a total of five years beyond the original approval expiration date. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case, in addition to a time extension fee.

- D. Planned residential development permits, related to an implementing subdivision and/or legislative action, may be granted time extensions by the Community & Economic Development Director or their designee up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued the planned residential development will be considered vested and time extensions are no longer needed. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case, in addition to a time extension fee.
- E. Zoning Text/Map, General Plan and Specific Plan amendments may be granted time extensions by the Community & Economic Development Director or their designee up to a total of five years beyond the original approval expiration date. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.040 (Notice of Hearing for Legislative Actions), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case, in addition to a time extension fee.
- F. Any permit extension may be conditioned to comply with any development standards that may have been enacted since the permit was initially approved.
- G. The extension may be granted only when the Community & Economic Development Director or designated Approving or Appeal Authority finds that the original permit findings can be made and that there are no changed circumstances or that there has been diligent pursuit to exercise the permit that warrants such extension.
- H. Retroactive time extensions may be granted for a period not greater than specified in Sections 19.690.050 B, C, D and E F.
- I. A separate fee shall be required for each year of permit extension.
- J. Extensions related to the terms of nonconforming uses and structures are governed by Article III, Chapter 19.080 (Nonconformities). (Ord. 6966 §1, 2007)
- K. Time Extensions for Tentative Maps are governed by Chapter 18.180 and State Law as it relates to automatic time extensions.

19.690.060 Exercising Permits or Approvals.

- A. The exercise of a permit occurs when the property owner has completed all conditions of the permit approval and incurred substantial liabilities.
- B. Unless otherwise provided, approvals that have not been exercised prior to a Zoning Code amendment that makes the approved use or structure of the approval nonconforming shall automatically be deemed invalid on the effective date of the Zoning Code amendment. A new application is then required. (Ord. 6966 §1, 2007)

19.690.070 Approvals to Run with Land.

Land use and development permits and approvals granted pursuant to the provisions of this Title shall be transferable upon a change of ownership of the site, business, service, use or structures, provided that the use is in substantial conformance with the previously approved use and conditions of the original permit or approval are fully complied with, and the project is not modified or enlarged/expanded. (Ord. 6966 §1, 2007)

19.690.080 Permit(s) On the Site During Construction.

A copy of all land use and development permits (including all corresponding stamped-approved plans) authorizing construction shall be kept on site at all times during construction and made available upon request by an official of the City. (Ord. 6966 §1, 2007)

Exhibit “106”

Chapter 19.700

MODIFICATION AND REVOCATION OF PERMITS/VARIANCES AND OTHER APPROVALS

19.700.010 Modification of Approvals.

19.700.020 Revocation.

19.700.010 Modification of Approvals.

- A. Any person holding a permit or other approval granted under the Zoning Code may request a modification or amendment to that permit or approval. For the purpose of this Section, the modification of a permit or approval may include modification of the terms of the permit itself, project design, or the waiver or alteration of conditions imposed in the granting of the permit or approval.
- B. If the Community & Economic Development Director or his/her designee determines that a proposed project action is not in substantial conformance with the original approval, the Community & Economic Development Director or his/her designee shall notify the property owner of the requirement to submit a permit modification application for consideration and action by the same Approving or Appeal Authority as the original permit.
- C. A permit or approval modification may be granted only when the Approving or Appeal Authority makes all findings required for the original approval, and the additional finding that there are changed circumstances sufficient to justify the modification of the approval.
- D. Except as provided in Section 19.730.030, any permit or approval modification is subject to the same hearing and notice requirements as the original permit or approval. (Ord. 7235 §17, 2013; Ord. 6966 §1, 2007)

19.700.020 Revocation.

- A. The Planning Commission either of its own initiation or upon the direction of the City Council shall hold a public hearing to consider the revocation of any variance or permit (except temporary use permits) granted in accordance with the provisions of the Zoning Code. Written notice of the date, time, place and purpose of such public hearing shall be served on the owner of the property for which the permit or variance was granted by registered mail, postage prepaid, return receipt requested, not less than ten days prior to the date of such hearing. Additional notice shall be given in the manner prescribed in the Zoning Code governing notices of conditional use permits, minor conditional use permits and variances.
- B. Any variance or permit may be revoked if, from the facts presented at the public hearing or by investigation, the Planning Commission finds any one or more of the following grounds:
 - 1. That the variance or permit approval was obtained by fraud;
 - 2. That the variance or permit granted is being or has been exercised contrary to the conditions of such permit or variance or in violation of any applicable licenses, permits, regulations, laws or codes;

3. That the use for which the variance or permit approval was granted is being or has been exercised as to be detrimental to the public health, safety or welfare so as to constitute a nuisance, hazard or detriment to the surrounding properties, neighborhood or City in general.
- C. Each decision by the Planning Commission to revoke a variance or permit shall be by a formal and numbered resolution adopted by the affirmative votes of at least two-thirds of the membership of the Planning Commission in the case of a conditional use permit or planned residential development permit and of at least a majority of the membership of the Planning Commission in the case of a variance, or minor conditional use permit, such membership in both cases being based upon membership present and voting. The Planning Commission shall make its findings, announce its decision and mail a notice of its decision to the owner of the property involved in the manner prescribed in the Zoning Code Section 19.660.070 (Notice of Decision). Any person aggrieved or affected by a decision of the Planning Commission in approving or disapproving a revocation of any variance or permit may appeal to the City Council in the manner prescribed in this Chapter. The City Council may, after a public hearing has been held in the manner prescribed in the Zoning Code, affirm, reverse or modify the decision of the Planning Commission. (Ord. 6966 §1, 2007)

Exhibit “107”

Chapter 19.710

DESIGN REVIEW

- 19.710.010 Purpose.**
- 19.710.020 Applicability.**
- 19.710.030 Approval Required.**
- 19.710.035 Review Responsibilities of Planning Commission or Development Review Committee and Community & Economic Development Director.**
- 19.710.040 Design Review Standards.**
- 19.710.050 Citywide Design Review Guidelines.**
- 19.710.060 Drawings to Be Approved -- Alterations to Be Approved.**
- 19.710.065 Drawings to Be Submitted.**
- 19.710.070 Appeals.**

19.710.010 Purpose.

The City Council finds, determines and declares that the application of the design review procedures are necessary to preserve and promote the health, safety and general welfare of the community by achieving the following purposes:

- A. To protect and preserve the value of properties and to encourage high quality development thereof in areas where adverse effects will result from excessive uniformity, dissimilarity, poor exterior quality and appearance of buildings and structures, and from inadequate and poorly planned landscaping, and from failure to preserve where feasible natural landscape features, open spaces and the like, and will result in the impairment of the benefits of occupancy and use of existing properties in such areas;
- B. To recognize the interdependence of land values and aesthetics and to provide a method to implement this interdependence in order to maintain the values of surrounding properties and improvements, and to encourage excellence of development of property, compatible with the general plan for, and character of, the City, with due regard to the public and private interests involved;
- C. To ensure that the public benefits derived from expenditures of public funds for improvement and beautification of streets and public facilities shall be protected by the exercise of reasonable controls over the character and design of private buildings, structures and open spaces;
- D. To ensure the maintenance of high design standards in the vicinity of public buildings and grounds for the preservation of the architecture and general appearance in the areas of the City containing the buildings and grounds and to preserve the property values in the areas;
- E. To promote the maintenance of high design standards adjoining thoroughfares of Citywide importance to ensure that the community benefits from the natural growth and vegetation as much as possible, and from the natural terrain, and to preserve and stabilize the architecture and general appearance of buildings and grounds adjoining the thoroughfares; and to preserve and protect the property values in the areas; and

- F. To ensure the design of landscaping and irrigation that shades paved areas, buffers or screens undesirable views, compliments building architecture and that implements the purposes of Chapter 19.570 (Water Efficient Landscaping and Irrigation). (Ord. 6966 §1, 2007)

19.710.020 Applicability.

- A. The design review procedures set forth in this Chapter shall apply to the following:
1. All new buildings, structures and signs, and enlargements of existing buildings, structures and signs in the RC – Residential Conservation, Multiple Family Residential, Commercial and Office, Mixed-Use, Industrial and Downtown Specific Plan Zones, except as exempted in B and C below.
 2. Any project reviewed and approved via the conditional use, planned residential development permit or site plan review permit processes.
 3. Establishment of any manufactured dwelling on the lot. The Design Review process shall apply only to the approval of foundation, roof material, roof pitch, roof overhang, siding material and any structures attached to the dwelling.
- B. The Design Review procedures set forth in this chapter shall not apply to any restoration, rehabilitation, alteration, development, construction, demolition, removal or appearance change of any landmark, landmark structure, landmark site or any structure or site within a preservation district. Said structures are subject to [Title 20](#).
- C. The following types of projects are exempt from Design Review, however, the Planning Division will review them for compliance with the Zoning Code and consistency with the Citywide Design Guidelines during the building permit plan check process:
1. Infill development consisting of a single-family residence or new residences and structures within an approved conventional residential subdivision (unless otherwise specified in the project specific conditions of approval).
 2. Minor exterior modifications or renovations that do not expand the size of the building.
 3. Accessory Buildings and Structures.
 4. Outdoor dining areas (not including outdoor food preparation).
 5. Minor site improvements or landscape modifications or renovations that are not subject to the Water Efficient Landscape Ordinance and/or do not require a Water Quality Management Plan (WQMP).

19.710.030 Approval Required.

- A. Where applicable, no new building, structure or sign or exterior alteration or enlargement of an existing building, structure, sign or new landscaping and irrigation shall be

commenced or installed until Design Review approval has been granted pursuant to this Chapter.

- B. The restoration, rehabilitation, alteration, development, construction, demolition, removal or appearance change of any landmark, landmark structure, landmark site or any structure or site within a preservation district requires the granting of a permit by the Cultural Heritage Board or the City Council on appeal (see [Title 20](#)). (Ord. 6966 §1, 2007)

19.710.035 Review Responsibilities of Planning Commission or Development Review Committee and Community & Economic Development Director.

- A. The Development Review Committee or Community & Economic Department Director or his/her designee, as applicable, may approve in full or in part, conditionally approve in full or in part, modify or deny:
 - 1. The plot plan and building elevations for all projects in zones requiring Design Review approval, that are not subject to separate approval by the Planning Commission.
 - 2. Sign plans in accordance with Citywide Design Guidelines.
 - 3. The landscape and irrigation plans for all projects that are subject to Design Review approval. An application will not be considered complete unless required Park and Recreation Department fees are included with the submittal.
 - 4. The plot plan, building elevations, landscape plans and irrigation plans for accessory buildings in zones requiring Design Review and for cargo container accessory buildings in any zone where they are permitted.
- B. The Planning Commission shall approve in full or in part, conditionally approve in full or in part, modify or deny:
 - 1. Plot plan and building elevations for projects related to a planning case subject to their separate approval including conditional use permits, planned residential development permits, and site plan review permits. This does not apply to cases involving only a legislative action, including rezoning or General Plan amendment.
- C. The Community & Economic Development Director or Development Review Committee, as applicable, may refer any Design Review application to the Planning Commission. (Ord. 6966 §1, 2007)

19.710.040 Design Review Standards.

- A. In addition to the general purposes set forth in Section 19.710.010 (Purpose), the Design Review procedures established by this Chapter shall be applied according to and in compliance with the following standards, when applicable:
 - 1. Sites shall be graded and developed with due regard for the aesthetic qualities of the natural terrain and landscape, and trees and shrubs shall not be indiscriminately destroyed.

2. Buildings, structures and signs shall be properly related to their sites and consistent with the character of the neighborhood and surrounding sites, and shall not be detrimental to the orderly and harmonious development of their surroundings and of the City.
3. Open spaces, parking areas, pedestrian walks, signs, illumination and landscaping (including water efficient irrigation facilities) shall be adequately related to the site and arranged to achieve a safe, efficient and harmonious development.
4. Sites shall be developed to achieve a harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing, when feasible, similarity of style or originality of design.
5. When feasible, electrical and similar mechanical equipment, and trash and storage areas shall be effectively screened from public view. The use of harmonious or related colors and materials shall be encouraged.
6. The design review process shall endeavor to eliminate the ugly, the garish, the inharmonious, the monotonous, and the hazardous, and shall endeavor to ensure that proposed improvements will not impair the desirability of investment or occupancy nearby; but originality in site planning, architecture, landscaping and graphic design shall not be suppressed.
7. Review shall include exterior design, materials, textures, colors, means of illumination, signing, landscaping and irrigation. (Ord. 6966 §1, 2007)

19.710.050 Citywide Design Review Guidelines.

All applicable development shall comply with the City Council adopted Citywide Design Guidelines. (Ord. 6966 §1, 2007)

19.710.060 Drawings to Be Approved - Alterations to Be Approved.

- A. No building permit for a new building, structure, or sign, and no building permit for an exterior alteration or enlargement of an existing building, structure, or sign, that is subject to design review as provided in this Chapter shall be issued until the drawings required by Section 19.710.065 (Drawings to Be Submitted) have been approved pursuant to this Chapter, and no certificate of occupancy shall be issued unless the construction and property comply with said approved drawings. Said buildings, structures, or signs shall be maintained thereafter in substantial conformance with said approved drawings.
- B. If alterations to approved drawings are desired by the applicant, said drawings shall be resubmitted and processed according to the procedures established in this Chapter for approval of the original drawings. (Ord. 6966 §1, 2007)

19.710.065 Drawings to Be Submitted.

The drawings submitted as part of the Design Review application shall be provided in accordance with the latest Design Review submission checklist available at the Planning Division, which is updated from time to time.

Any other drawings or additional information necessary, as determined by the Community & Economic Development Director or their designee, to adequately consider the drawings set forth herein above and to determine compliance with the purposes of this Chapter shall be provided. (Ord. 6966 §1, 2007)

19.710.070 Appeals.

A. Appeals

1. Appeal of the Community & Economic Development Director or Development Review Committee Decision: - Any person aggrieved or affected by a decision of the Community & Economic Development Director or their designee or the Development Review Committee, as applicable, in granting or denying a Design Review application may appeal to the Planning Commission at any time within ten (10) calendar days after the date upon which the Community & Economic Development Director or their designee or the Development Review Committee, as applicable, makes a decision. An appeal to the Planning Commission shall be taken by filing a letter of appeal, in duplicate, and the appropriate fee with the Planning Division. Such letter shall set forth the grounds upon which the appeal is based. Upon such appeal the matter shall be placed on the next available agenda meeting of the Planning Commission. The Planning Commission decision is final unless appealed to the City Council.
2. Appeal of the Planning Commission Decision: - Any person aggrieved or affected by a decision of the Planning Commission in granting or denying a Design Review application may appeal to the City Council at any time within ten (10) calendar days after the date upon which the Planning Commission makes a decision. An appeal to the Planning Commission shall be taken by filing a letter of appeal, in duplicate, with the Planning Division. Such letter shall set forth the grounds upon which the appeal is based. Upon such appeal the matter shall be placed on the next available agenda meeting of the Land Use Committee of the City Council. The Land Use Committee may continue the matter for more information and upon review of that information shall consider the appeal and make a recommendation to the City Council for consideration at the next regularly scheduled City Council meeting. Any items that, because of scheduling irregularities of the Land Use Committee, cannot be heard by the Land Use Committee within twenty (20) business days of the appeal deadline, shall be referred directly to the City Council unless the applicant requests or consents to a continuance to allow Land Use Committee review. The City Council may affirm, reverse or modify the decision of the Land Use Committee or Planning Commission. (Ord. 6966 §1, 2007)

Exhibit “108”

Chapter 19.720

VARIANCE

- 19.720.010 Purpose.**
- 19.720.020 Applicability.**
- 19.720.030 Procedures.**
- 19.720.040 Required Findings.**
- 19.720.050 Conditions of Approval/Guarantees.**

19.720.010 Purpose.

California Government Code [Section 65906](#) establishes the authority of the City to grant variances to the development standards and provisions of the Zoning Code in cases where, because of special circumstances applicable to the property, the strict application of the Zoning Code deprives such property of privileges enjoyed by other property in the vicinity and under identical land use zones. (Ord. 6966 §1, 2007)

19.720.020 Applicability.

- A. A variance application shall be filed whenever any deviation from the development standard provisions of the Zoning Code is proposed, including, but not limited to, those standards related to height, lot area, yards, open spaces, setbacks, lot dimensions, signs and parking, unless otherwise specified.
- B. Variances may not be approved for uses or activities not otherwise expressly authorized by the Zoning Code. A variance is not a substitute for a zone change, zone text amendment, or conditional use permit.
- C. Financial hardship does not represent grounds on which to file a variance application.
- D. Variances to use provisions of the Zoning Code are prohibited. (Ord. 6966 §1, 2007)

19.720.030 Procedures.

A. General Process

Variance applications shall be processed in accordance with the discretionary processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code. (Ord. 6966 §1, 2007)

19.720.040 Required Findings.

- A. The Development Review Committee, Planning Commission or the City Council may approve a variance if it makes all of the following findings that:
 - 1. The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code;
 - 2. There are special circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the vicinity and under the identical zoning classification;
 - 3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located; and
 - 4. The granting of the variance will not be contrary to the objectives of any part of the General Plan.
- B. Failure to make all of the required findings shall require denial of the variance. (Ord. 6966 §1, 2007)

19.720.050 Conditions of Approval/Guarantees.

- A. In granting a variance, certain safeguards may be required and certain conditions established to protect the public health, safety, convenience and general welfare and to assure that the purposes of the Zoning Code shall be maintained with respect to the particular use on the particular site and in consideration of the location, use, building and characteristics and environmental impact of the proposed use and of existing and potential uses within the general area in which such use is proposed to be located.
- B. The conditions attached to variance may include such provisions concerning height, area, yards, open spaces, setbacks, parking, loading, signs, improvements, site design, operation characteristic, land use compatibility, general character, appearance, environmental impact, time limits for commencing the construction authorized, revocation dates, and other conditions the Development Review Committee or Planning Commission may deem appropriate and necessary to carry out the purposes of the Zoning Code and Chapter. (Ord. 6966 §1, 2007)

Exhibit “109”

Chapter 19.730

MINOR CONDITIONAL USE PERMIT

- 19.730.010 Purpose.**
- 19.730.020 Procedures.**
- 19.730.030 Applicability and Permit Requirements.**
- 19.730.040 Required Findings.**
- 19.730.050 Conditions of Approval/Guarantees.**
- 19.730.060 Minor Modifications to Approved Minor Conditional Use Permits.**
- 19.730.090 Review for Compliance and Revocation.**
- 19.730.100 Limited Term Approval.**
- 19.730.110 Voiding of Minor Conditional Use Permits.**

19.730.010 Purpose.

- A. Uses listed in the Zoning Code as requiring a minor conditional use permit are deemed to possess location, use, building or traffic characteristics of such unique and special form as to make impractical or undesirable, their automatic inclusion as permitted uses.
- B. In granting a minor conditional use permit, certain conditions may be required to protect the public health, safety, convenience, and general welfare and to assure that the purposes of the Zoning Code shall be maintained with respect to the location, use, building, traffic and other impacts of the proposed use and its relationship with other existing and proposed uses in the surrounding area. The conditions may relate to use, height, area, yards, open spaces, setbacks, parking, loading, signs, improvements, general character, appearance, time limits, revocation dates, and other conditions necessary to comply with the findings listed in Chapter 19.730.040 (Required Findings) and all applicable site location, operation and development standards. (Ord. 6966 §1, 2007)

19.730.020 Procedures.

- A. General Process

Minor Conditional Use Permit (MCUP) applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code. (Ord. 6966 §1, 2007)

19.730.030 Applicability and Permit Requirements.

- A. The Approving or Appeal Authority may grant a minor conditional use permit, in accordance with the procedures stated in this Article, for any of the uses specifically listed in the Zoning Code as permitted subject to the granting of a minor conditional use permit. Tables 19.150.020 A and B summarize those uses requiring a minor conditional use permit and the applicable base zones.

- B. The Development Review Committee may grant an amendment to a previously approved conditional use permit by approval of a MCUP for the following types of additions and expansions:
 - 1. Any building expansion not exceeding twenty-five percent of the gross floor area of the building area occupied by the conditional use, up to a maximum of two thousand square feet; and
 - 2. Any expansion of a day care center, club, lodge, educational institution, board and care facility or other similar use, not exceeding twenty-five percent of the approved occupancy, up to a maximum of twenty-five occupants.
- C. The cumulative total of all additions and expansions grantable by the Development Review Committee under Section 19.730.030 B. may not exceed the figures listed in this Section over the life of the minor conditional use permit. Any cumulative addition or expansion that causes any of these figures to be exceeded must be filed as a revised conditional use permit, requiring a new public hearing. (Ord. 7235 §18, 2013; Ord. 6966 §1, 2007)

19.730.040 Required Findings.

The Development Review Committee may grant a minor conditional use permit, in whole or in part, and including appropriate conditions of approval if, from the facts available in the application and determined by investigation, all of the following written findings can be made:

- A. The proposed use is substantially compatible with other uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts.
- B. The proposed use will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area.
- C. The proposed use will be consistent with the purposes of the Zoning Code.
- D. The proposed use is in conformance with specific site location, development and operation standards as may be established in the Zoning Code for the particular use. (Ord. 6966 §1, 2007)

19.730.050 Conditions of Approval/Guarantees.

- A. In granting a minor conditional use permit, certain safeguards may be required and certain conditions established to protect the public health, safety, convenience and general welfare and to assure that the purposes of the Zoning Code shall be maintained with respect to the particular use on the particular site and in consideration of the location, use, building and traffic characteristics and environmental impact of the proposed use and of existing and potential uses within the general area in which such use is proposed to be located.
- B. The conditions attached to minor conditional use permits may include such provisions concerning use, height, area, yards, open spaces, setbacks, parking, loading, signs, improvements, site design, operation characteristic, land use compatibility, general

character, appearance, environmental impact, time limits for commencing the construction or use authorized, revocation dates, and other conditions the Development Review Committee may deem appropriate and necessary to carry out the purposes of the Zoning Code and Chapter.

- C. The Development Review Committee may require bonds or other forms of guarantees for the minor conditional use permit to ensure compliance with this Chapter and other applicable provisions of the Zoning Code, and to prevent adverse or detrimental impact to the surrounding neighborhood.
- D. The conditions of approval must be kept on site and be made available for inspection on demand by a City representative.
- E. Minor Conditional Use Permits granted pursuant to the provisions of this Title shall be transferable upon a change of ownership of the site, business, service, use or structures, provided that the use is in substantial conformance with the previously approved use and conditions of the original permit or approval are fully complied with, and the project is not modified or enlarged/expanded. (Ord. 6966 §1, 2007)

19.730.060 Minor Modifications to Approved Minor Conditional Use Permits.

Minor modifications to approved minor conditional use permits pursuant to Section 19.730.030 may be approved by the Development Review Committee. (Ord. 6966 §1, 2007)

19.730.090 Review for Compliance and Revocation.

A. Compliance Investigation

The City may conduct an investigation to ensure that the permittee is maintaining the use as applied for and has not converted or modified the use. Failure to operate in accordance with the conditions of the minor conditional use permit is grounds for setting the matter for public hearing to consider revocation of the permit. The City may also pursue any other option permitted by law to require compliance with the conditions of the permit.

B. Revocation of Minor Conditional Use Permits

1. The Planning Commission shall hold a public hearing to consider the revocation of a minor conditional use permit granted in accordance with the provisions of this Chapter and over which such Commission has jurisdiction.
2. Written notice of the date, time, place and purpose of such public hearing shall be served on the owner of the property for which the permit was granted by registered mail, postage prepaid, return receipt requested, not less than ten days prior to the date of such hearing. Additional notice shall be given in the manner prescribed in this Chapter governing notices of minor conditional use permits. The public hearing and investigations shall be conducted and hearing records maintained in the manner prescribed in this Chapter.

3. A minor conditional use permit may be revoked if, from the facts presented at the public hearing or by investigation, the Planning Commission finds any one or more of the following grounds:
 - a. That a permit approval was obtained by fraud;
 - b. That the permit granted is being or has been exercised contrary to the conditions of such permit or in violation of any applicable licenses, permits, regulations, laws, or ordinances; or
 - c. That the use for which the permit approval was granted is being or has been exercised as to be detrimental to the public health or safety or so to constitute a nuisance.
4. Each decision by the Planning Commission to revoke a minor conditional use permit shall be by a formal and numbered resolution adopted by the affirmative votes of at least two-thirds of the membership of the Planning Commission, such membership being based upon membership present and voting. The Planning Commission shall make its findings, announce its decision and mail a notice of its decision to the owner of the property involved in the manner prescribed in this Chapter. Any person aggrieved or affected by a decision of the Planning Commission in approving or disapproving a revocation of a minor conditional use permit may appeal to the City Council in the manner prescribed in this Chapter. The City Council may, after a public hearing has been held in the manner prescribed in this Section, affirm, reverse or modify the decision of the Planning Commission. (Ord. 6966 §1, 2007)

19.730.100 Limited Term Approval.

If the Planning Commission determines based upon written findings that it is necessary to protect the public health, safety or general welfare, the Planning Commission may limit the term of the permit. (Ord. 6966 §1, 2007)

19.730.110 Voiding of Minor Conditional Use Permits.

- A. Any minor conditional use permit granted by the Development Review Committee or by the Planning Commission or City Council on appeal shall become null and void if:
 1. The construction or use authorized by such permit is not commenced within the time limit specified in such permit and such construction is not pursued diligently to completion; provided, however, that the Community & Economic Development Director may extend the time limit if a written application showing good cause for such time extension is submitted to the Planning Division prior to the expiration of the time limit.
 2. The owner or owners authorized representative of the property for which the permit was granted requests in writing that the permit be voided and the Community & Economic Development Director approves such request. (Ord. 6966 §1, 2007)

Exhibit “110”

Chapter 19.740

TEMPORARY USE PERMIT

- 19.740.010 Purpose.**
- 19.740.020 Applicability.**
- 19.740.040 Exemption.**
- 19.740.050 Development, Operational and Location Standards.**
- 19.740.060 Limitations of Approval.**
- 19.740.070 Temporary Outdoor Storage and Loading.**
- 19.740.080 Application and Permit Issuance.**
- 19.740.090 Revocation of Temporary Use Permits.**
- 19.740.100 Appeal.**

19.740.010 Purpose.

The purpose of a Temporary Use Permit (TUP) is to regulate those uses and activities of a temporary nature that may affect the public peace, health, safety, and general welfare. (Ord. 7211 §1, 2013; Ord. 6966 §1, 2007)

19.740.020 Applicability.

- A. Temporary uses shall be permitted on private property with the issuance of a Temporary Use Permit (TUP) as specified in Tables 19.150.020 C (Temporary Use Table) and 19.740.020 (Temporary Uses) in zones where the temporary use is permitted.
- B. Temporary uses shall be limited to the maximum number of contiguous days each use is allowed per event, the maximum number of occurrences each use is allowed and the maximum number of days per calendar year on each property or commercial complex as listed below.
- C. Non-City Sponsored events or uses located within the Public Right-of-Way, Public Park or other City owned land shall be subject to Chapter 2.28 of the Riverside Municipal Code and the granting of a Special Events Permit issued by the Arts and Cultural Affairs Division of the City of Riverside. Events which occur on both Public and Private Property (i.e. a Marathon using a public street but starting or ending at a privately owned shopping center) would be governed by the Special Event Permit provisions of Chapter 2.28 of the Riverside Municipal Code and not subject to a Temporary Use Permit.
- D. Temporary Uses listed in Table 19.740.020A below shall obtain a TUP for each event.
- E. A filing fee established by City Council Resolution shall be required prior to the issuance of a Major Temporary Use Permit.
- F. *Other Uses Not Listed* - The Community & Economic Development Director or their designee may determine that a use is similar to, and no more detrimental than, a listed Temporary Use. The maximum number of days and occurrences shall be at the discretion of the Community & Economic Development Director or their designee.
- G. Determination of City departments and other agencies whose approval is required prior to each occurrence will be determined by the Planning Division as part of the TUP review

process with respect to each proposed temporary use. (Ord. 7211 §1, 2013; Ord. 6966 §1, 2007)

Table 19.740.020 Temporary Use Permit				
Temporary Use	Maximum Number of Consecutive Days per Event^a	Maximum Number of Occurrences per Calendar Year¹	Maximum Number of Days Per Calendar Year¹	Type of Temporary Use Permit^b
Car Show	3	16	48	Minor
Caretaker Living Quarters - Temporary During Construction	Initial period of no more than six months, except that individual extensions of up to three months each with a maximum of one year from the date of the initial siting may be granted.			Minor
Christmas Tree and Pumpkin Sales (Seasonal)	30	2	60	Major
Circus or Carnival (With or without Tent)	7	1	7	Major
Dwelling Unit (Motor Home, RV, Camper, etc.)	30	4	60	Minor
Entertainment (Trial basis)	A maximum of 20 entertainment days within a 60 day period is permitted. The maximum number of days per week shall be determined by the Planning Division in collaboration with the Riverside Police Department. Refer to 19.740.050.E.6 for more information. An extension of up to 90 days may be permitted as noted under 19.740.050.E.6.g during the processing of a Conditional or Minor Conditional Use Permit (depending on Zone) only if a MCUP or CUP has already been filed with the Planning Division.			Major
Fair, Concert, Exhibit or Similar Uses	7	2	14	Major
Fruit Stands	4	8	32	Minor
Garage Sales	Garage Sales are Regulated by Chapter 5.49 of the Riverside Municipal Code			N/A
Mobile Medical Units for Humans	7	2	14	Minor
Non-Commercial Car Wash	Contact Public Works Department for requirements for temporary Car Washes			N/A
Non-Commercial Tent Meetings	10	1	10	Major
Outdoor Preparation of Food (Temporary)	3	6	18	Major

Outdoor Sales in Conjunction with a Permanent Land Use (Parking Lot Sale)	5	8	40	Minor
Outdoor Sales Event not in Conjunction with a Permanent Land Use (Swap Meet)	4	4	16	Major
Special Events (Events on Public Properties including streets, schools, or parks)	Special Events are administered by the Arts and Cultural Affairs Division pursuant to Chapter 2.28 of the Riverside Municipal Code			N/A
Subdivision Sales Trailer or Office During Construction	Initial period of no more than one year from the date of the initial siting may be granted.			Minor
Temporary Holiday Storage Containers	45	1	45	Minor

¹ An applicant or property owner may request an increase in the maximum number of days per event, number of occurrences, or days per calendar year by requesting consideration of a Temporary Use Permit to the City Manager and paying all applicable filing fees.

² Events in compliance with all applicable Development Standards Listed in 19.740.050F shall be exempt from the Major TUP process and may file online; however, any event that does not comply with all applicable Development Standards may be considered under the TUP Major process.

19.740.040 Exemption.

- A. Any temporary uses allowed by this Chapter proposed to be located within the boundaries of the Riverside Convention Center shall be exempt from the TUP process. Any proposed tents or structures shall be reviewed and approved by the Building and Safety Division and/or Fire Department which may require additional permits. Events which utilize adjacent sidewalks or other public property shall be subject to the granting of a Special Events Permit.
- B. Activities clearly incidental to a Public K-12 School, College or University (UCR and RCC) regulated and funded by a public governmental agency, such as graduation and sporting events, contained entirely on-site (including all parking) shall be exempt from the TUP process.
- C. Activities clearly incidental to a Private K-12 School, College or University (CBU and LSU), such as graduation and sporting events, contained entirely on-site (including all parking) shall be exempt from the TUP process provided there is an active Conditional Use Permit (CUP) or Campus-Wide Specific Plan for the institution. Fairs, Concerts, etc. which rely on on-street parking or path of travel shall not be included in this exception. Vocational and Training Schools are not included in this exemption.
- D. Events sponsored and sanctioned by the Master Property Association or Property Manager for Regional Shopping Centers which are 20 acres or larger located within the CR – Commercial Retail, CG – Commercial General or CRC - Commercial Retail Center Zone shall be exempt from the TUP process provided the entire event occurs on Managed or Owned Properties. (Ord. 7211 §1, 2013; Ord. 6966 §1, 2007)

19.740.050 Development, Operational and Location Standards.

- A. *Minor Temporary Uses* - Temporary Uses that comply with all applicable Development, Operational and Location standards listed in Chapter 19.740.050 may request a Minor TUP by using the online TUP system and are exempt from payment of the TUP filing fee. However, Temporary Uses that do not comply with all applicable standards may still be processed under the major Temporary Use Permit process provided the Zoning Administrator and all applicable Departments approve the request; the applicant shall be responsible for payment of the associated filing fee.
- B. *Major Temporary Uses* – Major Temporary Uses shall comply with all applicable Development, Operational and Location standards listed in Chapter 19.740.050 provided that the Zoning Administrator and all applicable Departments approve the request; the applicant shall be responsible for payment of the associated filing fee.
- C. Any use which is prohibited by state or federal law is also strictly prohibited.
- D. The Community & Economic Development Director or their designee may authorize minor deviations from the Development, Operational and Location Standards through the Major TUP review process (i.e. construction of a temporary stage); however, these deviations shall be discretionary and may be denied.
- E. All events must comply with Title 7 of the Riverside Municipal Code (Noise).
- F. Temporary Uses listed in Table 19.740.020 above shall comply with the following Development Standards:
 - 1. Car Show
 - a) The parking of vehicles shall occur on improved surfaces only (i.e. asphalt or concrete).
 - b) The event shall not occupy more than thirty percent of a required parking area and shall not substantially alter the existing circulation pattern of the site.
 - c) The event shall provide and maintain all state and federal disabled access requirements including, but not limited to parking, path of travel, sanitation facilities, etc.
 - d) The event shall not block or modify any fire lane or fire hydrant.
 - e) No stage shall be permitted.
 - f) No tents, canopies or other temporary structures with an individual area of 120 square feet shall be permitted.
 - 2. Caretaker Living Quarters - Temporary During Construction - For development standards for caretaker living quarters used during construction review Article XII Chapter 19.465.

3. Christmas Tree and Pumpkin Sales (Seasonal) - Christmas tree and pumpkin sales lots are subject to compliance with the following criteria as set forth below:
 - a) Christmas tree or pumpkin sales within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site. The temporary sales area shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
 - b) Christmas tree and pumpkin sales lots located on vacant property shall provide adequate on-site parking spaces and access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;
 - c) Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to nine a.m. to ten p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
 - d) Incidental sales of Christmas tree lights, tree decorations and stands may be permitted in conjunction with a Christmas tree sales lot, but sales of gift items are excluded; and
 - e) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.
4. Circus or Carnival (with or without tent)
 - a) A Circus or Carnival within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
 - b) The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
 - c) A Circus or Carnival located on vacant property shall provide adequate vehicular access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;

- d) Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to nine a.m. to ten p.m., unless other hours are specified by written approval issued by the Zoning Administrator. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
- e) The Circus or Carnival shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.
- f) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

5. Dwelling Unit (Motor Home, RV, Camper, etc.)

- a) A dwelling unit may only be permitted on a residentially used parcel.
- b) The vehicle may not be parked within the Public Right-of-Way, overhang into the Public Right-of-Way, block any sidewalk or path of travel and may be no closer than 5 feet from any interior property line.
- c) The vehicle must be parked on a concrete pad or driveway.
- d) Generators may only be permitted between the hours of 7:00 am and 10:00 pm as permitted by Title 7 of the Riverside Municipal Code.

6. Entertainment (Trial basis)

- a) Prior to investing into a CUP or Minor CUP, a business may apply for a TUP to determine if such a business endeavor is viable for said business. Entertainment (Trial basis) is the temporary establishment of an entertainment operation on a trial basis.
- b) These standards shall not apply to Entertainment Venues with a valid and active CUP or Minor CUP.
- c) Entertainment (Trial basis) shall only be permitted in zones where "Assemblies of People – Entertainment" is Minor Conditionally or Conditionally Permitted by the Zoning Code or applicable Specific Plan.
- d) Entertainment must be in conjunction with a full-service sit down restaurant.
- e) Entertainment (Trial basis) is permitted for a maximum of twenty (20) events in a consecutive sixty (60) day period. The entertainment days and number of entertainment days per week shall be at the discretion of the Planning Division in collaboration with the Police Department.

- f) Only one (1) application for Entertainment (Trial basis) shall be permitted for an operator of a business. A change in operators shall reset this time limit.
- g) An additional extension period of up to ninety (90) days, for up to thirty (30) events may be granted subject to review and approval by the Planning Division and Police Department during the processing if a Conditional Use Permit has been filed with the Planning Division for permanent entertainment. A complete application for the Conditional or Minor Conditional Use Permit, as applicable, must be submitted for review prior to the granting of the extension.
- h) A written security plan shall be reviewed and approved by the Planning Division and Police Department and shall include, at a minimum, a dress code, type of entertainment, location of security, and methods of dealing with drunk or misbehaving customers.
- i) Written conditions of approval for all City Departments contained on the Temporary Use Permit application form shall apply to each event.
- j) The security manager shall work directly with the Riverside Police Department whenever bands or other performances are expected to draw large crowds.
- k) Entertainment shall be limited to interior areas only.
- l) Entertainment shall end by 1:30 a.m.
- m) A cover charge to enter the restaurant after 9:00pm during evenings with live entertainment shall be required.
- n) A "Late Night" menu shall be available until within one-half hour of closing.
- o) The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises in accordance with Section 9.04.020 of the Riverside Municipal Code.
- p) The applicant shall not share any profits, or pay any percentage or commission to a promoter or any other person, based upon monies collected as a door charge, cover charge, or any other form of admission charge, including minimum drink orders, or the sale of drinks, or rent out or otherwise receive compensation for the use of the facilities, unless the applicant or its representative or agent is present during the entire duration of the event, is responsible for all activities on the premises, and is responsible for ensuring compliance with all conditions of approval.
- q) The maximum seating capacity or occupancy shall not exceed that which is established by the City Fire Marshall. More than one violation of this condition shall constitute a material violation of the permit. A security guard

shall be stationed outside all entry and exit doors at all times of entertainment activities in the facility, including the exit doors to an outdoor patio (as applicable).

- r) The business shall be in compliance with Title 7 (Noise Control) of the Municipal Code.
- s) The posting of flyers and other propaganda within the outdoor areas of the project site and adjacent public and private property, including vehicles, shall be strictly prohibited.
- t) A copy of the Temporary Use Permit and the Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement upon request.
- u) Future entertainment requests may be denied should it be determined that the uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
- v) The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. The violation of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit. Failure to abide by all conditions of this permit shall be cause for revocation.
- w) A permit issued shall be based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use and for the conditions of approval herein. Permittee shall notify the Planning Division of any change in operations and such change may require a revision to the permit. Failure to notify the City of any change in operations is material grounds for revocation of the Temporary Use Permit.
- x) The granting of this request shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.
- y) A licensed and bonded security guard shall be required at an appropriate ratio, as determined by the Police Department and Planning Division during evenings of entertainment. Additionally, there shall be a doorman checking personal identification during the entire event. The firm or personnel providing security for the facility shall be subject to review and approval of the Police Department.
- z) Music shall be played indoors only and shall not be projected onto the outdoor area, including the patio areas or surrounding public spaces. All

doors shall remain closed while entertainment activities are occurring to minimize noise impacts.

- aa) No loitering shall be permitted on any property adjacent to the licensee's premises and under control of the applicant.
- bb) No alcoholic beverages shall be permitted on the property adjacent to the licensed premises under the control of the licensee.
- cc) The licensee shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
- dd) A security camera surveillance system shall be provided for constant recording subject to the approval of the Police Department.
- ee) Security personnel shall mechanically keep an accurate count of people in the restaurant and make the count available to public safety personnel upon request.
- ff) For informational purposes, failure to prevent extraordinary police services to your business in violation of Riverside Municipal Code Chapter 9.60 shall result in the owner being liable for the cost of extraordinary police service and will be cause for revocation of this permit.
- gg) Additional requirements for Entertainment in Conjunction with Alcohol Sales:
 - 1) No alcohol sales shall be permitted after 1:30 am.
 - 2) No alcoholic beverages are to be sold or dispensed for consumption beyond the premises.
 - 3) The sale of alcohol shall not constitute more than fifty percent of the total revenues generated by the establishment.
 - 4) The minimum age for admittance shall be 21 years of age.

7. Fair, Concert, Exhibit or Similar Uses

- a) A Fair, Concert, Exhibit or Similar Use within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b) The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;

- c) A Fair, Concert, Exhibit or Similar Use located on vacant property shall provide adequate vehicular access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;
- d) Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to nine a.m. to ten p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
- e) The Fair, Concert, Exhibit or Similar Use shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.
- f) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

8. Mobile Medical Units for Humans

- a) Mobile medical units shall not be located within any required front or street side yard. An interior side or rear yard where off-street parking is allowed may be occupied by a mobile medical unit.
- b) Mobile medical units shall not be placed within, disrupt or displace any required accessible path of travel or fire lane.

9. Non-Commercial Tent Meeting

- a) A Non-Commercial Tent Meeting within an existing retail or industrial center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b) The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- c) A Non-Commercial Tent Meeting located on vacant property shall provide adequate vehicular access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;

- d) Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to nine a.m. to ten p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
- e) The Non-Commercial Tent Meeting shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.
- f) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

10. Outdoor Preparation of Food (Temporary)

- a) The requirements for the outdoor preparation of food apply only when in conjunction with a permanent indoor restaurant and does not pertain to the outdoor preparation of food in association with legally established school or assemblies of people - non-entertainment, street fairs, carnivals or push carts that are regulated separately.
- b) For development standards for the temporary outdoor preparation of food the standards for Outdoor Dining and Food Preparation (Permanent) shall apply, Chapter 19.495.
- c) No tents, canopies or other temporary structures with an individual area of 120 square feet shall be permitted.
- d) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

11. Outdoor Sales Event in conjunction with a Permanent Land Use

- a) An Outdoor Sales Event in conjunction with a Permanent Land Use within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b) The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- c) An Outdoor Sales Event must be in conjunction with, and clearly incidental to, an existing permanent use on site. Outdoor Sales on vacant lots is not

permitted (see Outdoor Sales Event **not** in Conjunction with a Permanent Land Use below).

- d) The applicant shall provide and maintain all state and federal disabled access requirements including, but not limited to parking, path of travel, sanitation facilities, etc.
- e) The event shall not block or modify any fire lane or fire hydrant.
- f) No stage shall be permitted.

12. Outdoor Sales Event **not** in conjunction with a Permanent Land Use

- a) An Outdoor Sales Event not in conjunction with a Permanent Land Use within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b) The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- c) An Outdoor Sales Event not in conjunction with a Permanent Land Use located on vacant property shall provide adequate on-site parking spaces and access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;
- d) The applicant shall provide and maintain all state and federal disabled access requirements including, but not limited to parking, path of travel, sanitation facilities, etc.
- e) The event shall not block or modify any fire lane or fire hydrant.
- f) No stage shall be permitted.
- g) Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to nine a.m. to ten p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
- h) The Outdoor sales area and Parking Lot shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.
- i) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and

appropriate by the Community & Economic Development Director or their designee.

13. Subdivision Sales Trailer or Office During Construction

- a) The temporary unit shall be located on-site and in the rear half of the lot, unless otherwise approved by the Community & Economic Development Director or their designee. In no instance shall the temporary unit be located within public right-of-way.
- b) The temporary unit shall be located at least five feet from all property lines. For side and rear property lines adjoining an existing residential use, the setback of the underlying zone shall apply.
- c) The temporary unit shall be connected to water and electric utilities. Where required by the Public Works Department, the unit shall be connected to the sewer system.
- d) The unit shall be allowed to remain on the site for an initial period of no more than six months, except that individual extensions of up to three months each with a maximum of one year from the date of the initial siting may be granted by the Community & Economic Development Director or their designee. There shall be no fee for these time extensions. In considering whether to grant a time extension, the Community & Economic Development Director or their designee may consider evidence of any land use compatibility related complaints from surrounding residents and property owners.
- e) No later than seven days following the issuance of a certificate of occupancy for the permanent building, the temporary unit shall be removed from the site.
- f) An active building permit shall be in effect prior to locating the temporary unit on-site and at all times that the unit remains on-site. The unit is to be removed within seven days of expiration of the building permit.

14. Temporary Holiday Storage Containers

- a) A maximum of four (4) temporary holiday storage containers may be permitted for retail outlets with 15,000 square feet or more of gross floor area for overstock of products and goods.
- b) A maximum of two (2) temporary holiday storage containers may be permitted for retail outlets with 10,000 to 15,000 square feet of gross floor area for overstock of products and goods.
- c) A maximum of one (1) temporary holiday storage containers may be permitted for retail outlets with 5,000 to 10,000 square feet or more of gross floor area for overstock of products and goods.

- d) The containers shall be located behind the building to minimize the visual impact from public view.
 - e) The containers shall not be located within any building setback area.
 - f) The containers shall maintain the minimum building setback from all property lines as determined by the California Building Code or 10 feet whichever is greater.
 - g) The containers shall not be located within a fire lane nor block any fire hydrant.
15. Vapor Recovery Operations - Vapor recovery operations for fuel-contaminated soil are subject to the site location criteria, operation and development standards below:
- a) Site Location Criteria
 - i. All equipment shall be located as far as possible, but not closer than 10 feet, to any property with a residential use or other uses designed for overnight human habitation, such as motels, hotels, hospitals or group homes.
 - ii. The location on the site shall not disrupt the flow of traffic onto and off of the site.
 - iii. Whenever possible, the facility shall not displace required parking. If this is not possible, the Zoning Administrator may grant a temporary displacement of required parking for the time the vapor recovery operation is in operation.
 - b) Operation and Development Standards
 - i. All equipment shall be screened with landscaping, block walls or opaque fencing consistent with landscaping and/or physical improvements in the area.
 - ii. Sound emanating from machinery shall be muffled so as not to exceed sixty dBA at the nearest property line of any nonresidential use and forty-five dBA at the nearest property line of a residential use or other uses designed for overnight human habitation, such as motels, hotels, hospitals or group homes.
 - iii. The Community & Economic Development Director or their designee may limit the hours of operation to between nine a.m. and ten p.m. where vapor recovery operations are located near residential uses or other uses designed for overnight human habitation, such as motels, hotels, hospitals or group homes.

- iv. Approval from all applicable governmental agencies shall be obtained.
- v. At the conclusion of the vapor recovery operation, all machinery and improvements shall be completely removed from the site and the previously existing improvements shall be replaced in accordance with all local standards. The Community & Economic Development Director or their designee may require suitable documentation guaranteeing such removal and repairs. (Ord. 7211 §1, 2013; Ord. 6966 §1, 2007)

19.740.060 Limitations of Approval.

Each permitted temporary use shall be limited to the maximum number of days and the maximum number of occurrences allowed per calendar year by Table 19.740.020 (Temporary Uses) of this Chapter unless extended by the Community & Economic Development Director or their designee. When either the maximum number of days or the maximum number of occurrences has been reached the temporary use shall not be permitted on the property for the duration of the calendar year. A commercial complex shall be considered as one property for purposes of determining the maximum number of occurrences allowed. A commercial complex is defined as a group of two or more commercial uses on a single parcel or contiguous parcels that utilize common off-street parking and access. (Ord. 7211 §1, 2013; Ord. 6966 §1, 2007)

19.740.070 Temporary Outdoor Storage and Loading.

In all zones for those businesses or other authorized uses that ordinarily receive and/or send out merchandise, products and the like, articles to be loaded or unloaded may be temporarily stored outside for a period not to exceed two hours within specifically designated loading areas. No articles so stored shall be advertised or marked for sale at or from the loading area nor shall the loading area be used for merchandise display. (Ord. 7211 §1, 2013; Ord. 6966 §1, 2007)

19.740.080 Application and Permit Issuance.

A. Major Temporary Use Permit -

1. A least five (5) working days prior to commencement of the event, the owner of the property proposed to be occupied by a temporary use or the owner's authorized representative:
 - i. Verify and obtain approval from any required Department necessary for the specific event.
 - ii. File the application for a temporary use permit with the Planning Division.
2. The Community & Economic Development Director or their designee shall review the temporary use permit application for compliance with Sections 19.740.020 (Applicability) and 19.740.050 (Development and Operational Standards) of this Chapter and shall approve or deny the application within five working days of receipt of a complete application. The applicant, having obtained all of the required City department and agency signatures, must obtain any additional required

permits before operation of the temporary use. Approval of a temporary use permit does not constitute approval of any other required permits.

3. If in the judgment of the Community & Economic Development Director or their designee, a proposed temporary use, even if in compliance with Sections 19.740.020 (Applicability) and 19.740.050 (Development and Operational Standards) of this Chapter may have a substantial adverse impact on public health, safety or welfare, the Community & Economic Development Director or their designee may elect not to approve a temporary use permit and may refer the application for disposition by the City Council at its next regularly scheduled meeting.
4. Failure to comply with the limitations contained in Sections 19.740.020 (Applicability) and 19.740.050 (Development and Operational Standards) shall be grounds for denial and/or revocation of a temporary use permit.

B. Minor Temporary Use Permit -

1. Prior to the commencement of the event, a Minor Temporary Use Permit shall be obtained from the Planning Division by way of the TUP submittal website.
2. The applicant shall:
 - i. Obtain written authorization from the property owner or authorized representative.
 - ii. Verify that the TUP event complies with all applicable development standards established in 19.740.050.
 - iii. Submit for a Minor TUP at least 5 working days prior to the commencement of the event.
 - iv. If an event does not comply with the prescribed site location and operation criteria specified in Section 19.740.050 for those uses eligible for a Minor TUP (See Table 19.740.020) then the applicant shall apply for a Major TUP as listed in 19.740.080A above.
3. In the event a Minor TUP is reviewed by staff and determined to not be in compliance with all applicable development standards, staff will inform the applicant that a Major TUP is required.

C. Failure to comply with any of the provisions of this section shall authorize the Community & Economic Development Director or authorized designee to issue a stop work order and upon issuance of the stop work order, the temporary use shall cease until continuation is authorized by the Community & Economic Development Director or authorized designee.

D. Copies of the Temporary Use Permit (major and minor) shall be made available to City Staff upon request. (Ord. 7211 §1, 2013; Ord. 6966 §1, 2007)

19.740.090 Revocation of Temporary Use Permits.

A. If the Community & Economic Development Director or their designee determines that a temporary use is being operated contrary to the terms and conditions of a temporary use permit, or if circumstances under which the temporary use permit was issued have changed, such in the opinion of the Community & Economic Development Director or their designee, operation of the temporary use poses a negative impact on the public health, safety or general welfare, the Community & Economic Development Director or their designee shall issue an order to immediately cease and desist such operation. Upon receipt of the order, such operation of a temporary use shall immediately cease and desist.

B. The Community & Economic Development Director or their designee's order to revoke a Temporary Use Permit may be appealed in writing within 2 working days of its receipt. The City Manager or authorized designee shall act on the appeal within 5 working days of the receipt of a property filed appeal. In any case, the temporary use must immediately cease and desist pending consideration of the appeal. (Ord. 7211 §1, 2013; Ord. 6966 §1, 2007)

19.740.100 Appeal.

Appeals of the Community Development Director's Decision may be filed pursuant to Sections 19.680.030 B (Filing an Appeal) and 19.690.020 D (Effective Date of Permits and Actions) for action by the City Manager. (Ord. 7211 §1, 2013; Ord. 6966 §1, 2007)

Exhibit “111”

Chapter 19.760

CONDITIONAL USE PERMIT

- 19.760.010 Purpose.**
- 19.760.020 Procedures.**
- 19.760.030 Applicability and Permit Requirement.**
- 19.760.040 Required Findings.**
- 19.760.045 Conditions of Approval/Guarantees.**
- 19.760.050 Voting Approval Requirements.**
- 19.760.060 Minor Modifications to Approved Conditional use Permits.**
- 19.760.070 Review for Compliance and Revocation**
- 19.760.080 Limited Term Approval.**
- 19.760.090 Voiding of Conditional Use Permits.**

19.760.010 Purpose.

- A. The City recognizes that certain uses, due to the nature of use, intensity, or size, require special review to determine if the use proposed, or the location of that use, is compatible with surrounding uses, or through the imposition of development and use conditions, can be made compatible with surrounding uses. The Conditional Use Permit is provided for this purpose.
- B. To ensure compatibility with zoning regulations and surrounding properties, conditional uses require special consideration. The Planning Commission is empowered to grant and deny applications for Conditional Use Permits and to impose reasonable conditions upon the granting of such permit. (Ord. 6966 §1, 2007)

19.760.020 Procedures.

- A. General Process

Conditional Use Permit (CUP) applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings) and 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code. (Ord. 6966 §1, 2007)

19.760.030 Applicability and Permit Requirement.

- A. The Approving or Appeal Authority may grant a conditional use permit, in accordance with the procedures stated in this Article, for any of the uses specifically listed in the Zoning Code as permitted subject to the granting of a conditional use permit. Tables 19.150.020 A and B summarize those uses requiring a conditional use permit and the applicable base zones. (Ord. 6966 §1, 2007)

19.760.040 Required Findings.

The Planning Commission may grant a conditional use permit in whole or in part, and including appropriate conditions of approval if, from the evidence presented at the public hearing, the following written findings can be made:

- A. The proposed use is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
- B. The proposed use will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
- C. The proposed use will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest. (Ord. 6966 §1, 2007)

19.760.045 Conditions of Approval/Guarantees.

- A. In granting a conditional use permit, certain safeguards may be required and certain conditions established to protect the public health, safety, convenience and general welfare and to assure that the purposes of the Zoning Code shall be maintained with respect to the particular use on the particular site and in consideration of the location, use, building and traffic characteristics and environmental impact of the proposed use and of existing and potential uses within the general area in which such use is proposed to be located.
- B. The conditions attached to conditional use permits may include such provisions concerning use, height, area, yards, open spaces, setbacks, parking, loading, signs, improvements, site design, operation characteristics, land use compatibility, general character, appearance, environmental impact, time limits for commencing the construction or use authorized, revocation dates, and other conditions the Planning Commission may deem appropriate and necessary to carry out the purposes of the Zoning Code and Chapter.
- C. The Planning Commission may require bonds or other forms of guarantees for the Conditional Use Permit to ensure compliance with this Chapter and other applicable provisions of the Zoning Code, and to prevent adverse or detrimental impact to the surrounding neighborhood.
- D. The conditions of approval must be kept on site and be made available for inspection on demand by a City representative.
- E. Conditional Use Permits granted pursuant to the provisions of this Title shall be transferable upon a change of ownership of the site, business, service, use or structures, provided that the use is in substantial conformance with the previously

approved use and conditions of the original permit or approval are fully complied with, and the project is not modified or enlarged/expanded.

19.760.050 Voting Approval Requirements.

- A. The decision of Planning Commission to grant a conditional use permit shall require an affirmative vote of 2/3 of the membership present and voting. (Ord. 6966 §1, 2007)

19.760.060 Minor Modifications to Approved Conditional Use Permits.

Minor modifications to approved conditional use permits pursuant to Section 19.730.030 may be approved by the Development Review Committee. (Ord. 6966 §1, 2007)

19.760.070 Review for Compliance and Revocation.

- A. Compliance Investigation

The City may conduct an investigation to ensure that the permittee is maintaining the use as applied for, in compliance with all conditions, and has not converted or modified the use. Failure to operate in accordance with the conditions of the conditional use permit shall be the subject of an enforcement action and administrative civil penalties as provided for under Chapter 1.17 of the Riverside Municipal Code and/or grounds for setting the matter for public hearings to consider revocation of the permit. The election of administrative civil penalties shall in no way act as a waiver of the revocation of the permit. The City may also pursue any other option permitted by law to require compliance with the conditions of the permit.

- B. Revocation of Conditional Use Permits

1. The Planning Commission shall hold a public hearing to consider the revocation of a conditional use permit granted in accordance with the provisions of this Chapter and over which such Commission has jurisdiction.
2. Written notice of the date, time, place and purpose of such public hearing shall be served on the owner of the property for which the permit was granted by registered mail, postage prepaid, return receipt requested, not less than ten days prior to the date of such hearing. Additional notice shall be given in the manner prescribed in this Chapter governing notices of conditional uses permits. The public hearing and investigations shall be conducted and hearing records maintained in the manner prescribed in this Chapter.
3. A conditional use permit may be revoked if, from the facts presented at the public hearing or by investigation, the Planning Commission finds any one or more of the following grounds:
 - a. That the permit approval was obtained by fraud;
 - b. That the permit granted is being or has been exercised contrary to the conditions of such permit or in violation of any applicable licenses, permits, regulations, laws, or ordinances; and

- c. That the use for which the permit approval was granted is being or has been exercised as to be detrimental to the public health or safety or so as to constitute a nuisance.
4. Each decision by the Planning Commission to revoke a conditional use permit shall be by a formal and numbered resolution adopted by the affirmative votes of at least 2/3 of the membership of the Planning Commission, such membership being based upon membership present and voting. The Planning Commission shall make its findings, announce its decision and mail a notice of its decision to the owner of the property involved in the manner prescribed in this Chapter. Any person aggrieved or affected by a decision of the Planning Commission in approving or disapproving a revocation of a conditional use permit may appeal to the City Council in the manner prescribed in this Chapter. The City Council may, after a public hearing has been held in the manner prescribed in this Section, affirm, reverse or modify the decision of the Planning Commission. (Ord. 6966 §1, 2007)

19.760.080 Limited Term Approval.

If the Planning Commission determines based upon written findings that it is necessary to protect the public health, safety or general welfare, the Planning Commission may limit the term of the permit. (Ord. 6966 §1, 2007)

19.760.090 Voiding of Conditional Use Permits.

- A. Any conditional use permit granted by the Planning Commission or by the City Council on appeal shall become null and void if:
 1. The construction or use authorized by such permit is not commenced within the time limit specified in such permit, and such construction is not pursued diligently to completion; provided, however, that the Planning Commission may extend the time limit if a written application showing good cause for such time extension is submitted to the Planning Division prior to the expiration of the time limit; or
 2. The owner or owners authorized representative of the property for which the permit was granted requests in writing that the permit be voided and the Planning Commission having jurisdiction approved such request. (Ord. 6966 §1, 2007)

Exhibit “112”

Chapter 19.770

SITE PLAN REVIEW PERMIT

- 19.770.010 Purpose.**
- 19.770.020 Procedures.**
- 19.770.030 Applicability and Permit Requirements.**
- 19.770.040 Conditions of Approval.**

19.770.010 Purpose.

The Site Plan Review Permit process is established to meet certain community goals that include the following:

- A. To ensure that the highest quality of land planning is incorporated into development projects;
- B. To ensure that new projects are compatible with existing neighborhoods in terms mass, scale and functionality;
- C. To ensure that development occurs with due regard to environmental factors;
- D. To provide for public improvements necessitated by the development; and
- E. To promote orderly, attractive and harmonious development, and promote the general welfare by preventing the establishment of uses or erection of structures that are not properly related to or that would adversely impact their sites, surroundings, traffic circulation or environmental setting. (Ord. 6966 §1, 2007)

19.770.020 Procedures.

- A. General Process

Site Plan Review Permit (SPR) applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code. (Ord. 6966 §1, 2007)

19.770.030 Applicability and Permit Requirements.

The following multiple-family residential, commercial or mixed use projects require a Site Plan Review Permit:

- A. Multi Family Residential

Ten (10) or more units as one project in the multi-family residential zones R-3 and R-4), either as rental apartment type or condominium projects.

B. Commercial

In addition to any other permits required by the Zoning Code, no new building, structure, exterior alteration or enlargement of an existing building or structure exceeding 10,000 square feet shall be commenced in the Commercial Regional Center Zone (CRC) (Chapter 19.110) until a Site Plan Review Permit has been granted pursuant to this Chapter.

C. Mixed-Use

In addition to any other permits required by the Zoning Code, no new building, structure or exterior alteration or enlargement of an existing building or structure exceeding 10,000 square feet shall be commenced in any Mixed-Use Village or Urban Zones (Chapter 19.120) until a Site Plan Review Permit has been granted pursuant to this Chapter.

D. Planning Commission Requirement

The Planning Commission, at its discretion, may require a Site Plan Review Permit as a condition for any project.

E. Exemption

Any Site Plan Review included as part of the review for conditional use permits, minor conditional use permits and planned residential development permits and design review is subject to the requirements of Chapters 19.730 (Minor Conditional Use Permit), 19.760 (Conditional Use Permits) and 19.780 (Planned Residential Development Permit) and is therefore exempt from the requirement of a separate Site Plan Review Permit unless such Site Plan Review is deferred at the time of approval of such permits. (Ord. 7235 §19, 2013; Ord. 7091 §13, 2010; Ord. 6966 §1, 2007)

19.770.040 Conditions of Approval.

In order to achieve the purposes of this Chapter, the Approving or Appeal Authority may require reasonable conditions of approval on a Site Plan Review Permit including, but not limited to the following.

A. Special conditions or requirements to revise the site plan, that are more restrictive than the development standards in the underlying base zone or including, but not limited to, the following:

1. Building height, bulk or mass;
2. Setbacks;
3. Lot coverage;
4. Lighting;
5. Private and common open space and/or recreational amenities;

6. Screening, including garages, trash receptacles, or mechanical equipment;
 7. Landscaping;
 8. Fencing plans;
 9. Parking, access and on-site circulation;
 10. Pedestrian circulation;
 11. Grading;
 12. Street dedication and improvements;
 13. Public improvements either on or off the subject site that are needed to service the proposed development;
 14. Project phasing;
 15. Participation and completion by the project's ownership and/or management staff in the Crime Free Multi-Family Housing Program, or its successor equivalent;
 16. Any other revisions to the site plan or operational conditions deemed necessary to further the purposes of this Title.
- B. Reduced development standards for affordable housing projects in accordance with the provisions of Chapter 19.545 (Density Bonus). (Ord. 6966 §1, 2007)

Exhibit “113”

Chapter 19.780

PLANNED RESIDENTIAL DEVELOPMENT PERMIT

- 19.780.010 Purpose.**
- 19.780.020 Applicability and Permit Requirements.**
- 19.780.030 Procedures.**
- 19.780.040 Permitted Uses.**
- 19.780.050 Density and Findings.**
- 19.780.060 Development Standards.**
- 19.780.070 Common Ownership- Land or Improvements.**

19.780.010 Purpose.

- A. These Planned Residential Development (PRD) regulations are established to allow for flexibility and creativity in design of single-family residential developments, and for the application of unique development standards that reflect special property conditions. Specifically, the Planned Residential Development Permit is intended to achieve the following:
 - 1. In All Applicable Zones:
 - a. Address the need to provide mechanisms to assist in producing a diversity of single-family residential housing and product types;
 - b. Provide an incentive for clustered property development of environmentally and topographically constrained land in order to minimize the impacts of development on more environmentally sensitive portions of that land, particularly in the RC Zone;
 - c. Allow the development of small-lot infill subdivisions in existing single-family neighborhoods, thereby allowing a more efficient and creative use of often difficult to develop properties when the proposed development is designed in a manner that is compatible with all existing development in the vicinity;
 - d. Encourage and allow more creative and imaginative project design by allowing increased development densities. In return, planned residential developments are required to incorporate open space, amenities for recreational and visual enjoyment and superior design features, which are encouraged, but not required of standard single-family residential developments;
 - e. To provide increased opportunities for home ownership consistent with the objectives of the City's General Plan; and
 - f. Assist in the preservation and enhancement of valuable natural areas, where appropriate and especially in the RC Zone.

2. In the RC Zone:

PRD's in the Residential Conservation Zone (RC) shall be established consistent with General Plan objectives and voter approved initiatives (Proposition R and Measure C) to protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices, and specifically, to achieve the following objectives:

- a. To promote clustering of lots on less sensitive portions of the property to preserve valuable open space and wildlife habitat;
- b. To provide each individual lot with its own private open space areas preserving natural open space areas and features in common open space areas pursuant to Proposition R and Measure C; and
- c. To promote the preservation of viewscales and low impact development. (Ord. 7027 §3, 2009; Ord. 6966 §1, 2007)

19.780.020 Applicability and Permit Requirements.

A Planned Residential Development is permitted in any single-family residential zone, except the RA-5 Zone, subject to granting of a Planned Residential Development Permit. (Ord. 6966 §1, 2007).

The Approving Authority shall review and evaluate a proposed project, including plot plans, architectural plans, grading plans, tract map, and proposed amenities, and shall approve, conditionally approve, or deny the proposed project, based on the findings and criteria indicated in Section 19.780.050.A.

19.780.030 Procedures.

A. General Process

Planned Residential Development Permit (PRD) applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.

B. Map Required

The application shall be accompanied by a tentative map that shall be filed with the Planning Division in accordance with procedures set forth in Chapter 18.080 of Title 18 (Subdivision Code).

C. Phasing

If a Planned Residential Development is proposed to be constructed in phases, the proposed phasing schedule is subject to approval by the Director of Community & Economic Development.

D. Planned Residential Development Permit Expiration

Time limits and extensions shall be the same as for the related subdivision, consistent with the provisions of Title 18 (Subdivision Code) prior to issuance of the first building permit. After the first building permit has been pulled the Planned Residential Development Permit is vested. (Ord. 6966 §1, 2007)

E. Voting Approval Requirements

The decision of Planning Commission to grant a Planned Residential Development Permit shall require an affirmative vote of 2/3 of the membership present and voting.

19.780.040 Permitted Uses.

- A. Single-family dwellings, attached or detached.
- B. Related recreation and community facilities for the use of residents of the development and their guests.
- C. Natural open spaces.
- D. Golf courses.
- E. Multipurpose trails.
- F. Other uses as may be permitted as part of the planned residential development.
- G. In the single-family residential base zones, uses required by State law to be permitted in conjunction with a single-family residential use. (Ord. 7027 §4, 2009; Ord. 6966 §1, 2007)

19.780.050 Density and Findings.

A. Benchmark Density and Findings for Approval.

Densities up to the densities shown in Table 19.780.050 B (PRD Benchmark and Bonus Densities) for the underlying zone in which the project is located may be approved with the granting of a Planned Residential Development Permit, provided that the Approving Authority determines, based on demonstrated evidence, the project complies with the following criteria and findings, and the intent, standards, and requirements of this Chapter. Additional density up to the limit of the bonus density shown in Table 19.780.050.B may be considered if the project meets all the requirements stated in Section 19.780.050.E – *Density Bonus for Superior Design*.

Compliance with the following criteria shall be demonstrated for a proposed project to be approved, and the benchmark density to be granted. Failure to substantially meet or

exceed all these standards shall result in disapproval of the project, or a lower density than the benchmark density.

1. In all single-family residential zones, other than RA-5 and RC Zone:
 - a. The property is well served by public infrastructure;
 - b. The project enjoys good access to public services, including schools, shopping and public and semipublic facilities;
 - c. The site is located on streets capable of accommodating the anticipated traffic. A traffic study may be required to assess consistency with Policy CCM - 2.3 of the General Plan to maintain LOS "D" or better on arterial streets or greater, except where LOS "E" has been designated as an acceptable standard;
 - d. The project complies with the purpose and standards of this Chapter, demonstrates substantial compliance with the provisions of the *Citywide Design and Sign Guidelines*, and is in accordance with City Codes, which may include deviations by variances when required findings are made. Additional criteria used in evaluating the design of the project shall include, but shall not be limited to, the following:
 - i. Varied placement of buildings demonstrating sensitivity to the natural topographic features of the site;
 - ii. Relatively level land is set aside for active recreational pursuits;
 - iii. Open space is distributed on the site and accessible to all units
 - iv. An efficient circulation system consisting of both vehicular lanes and pedestrian walkways;
 - v. Sensitivity to surrounding community and attention to the edge conditions, creating areas of transition from surrounding existing development to the proposed development; and
 - vi. Where front porches are consistent with the style of the development, a minimum of two-thirds ($\frac{2}{3}$) of the total units shall provide front porches; and
 - e. The project proposes development in an environmentally and topographically sensitive manner in order to minimize the impacts of development on adjacent properties, and is designed in a manner that is compatible with the adjacent and existing development in the vicinity;
 - f. The project provides amenities in compliance with this chapter, and that the amenities are consistent with the size and scale of the project, the project density, and neighborhood characteristics.

2. In the RC Zone:

- a. Retention of unique natural features, including arroyos, hillsides and rock outcroppings, in natural open space areas consistent with the grading ordinance;
- b. Placement of buildings demonstrating sensitivity to the natural topographic and habitat features of the site, including clustering of homes in less sensitive and less steep locations in order to preserve such natural features and valuable natural open space, both for wildlife habitat and visual aesthetic purposes;
- c. Provision of other amenities consistent with the RC Zone and as deemed appropriate for the project;
- d. Provision that the development will not introduce non-native plants as defined by Table 6-2 of the Multiple Species Habitat Conservation Plan (MSHCP) into the landscape adjacent to the City's arroyos in perpetuity;
- e. Maintenance and management of all open space easements by a single entity for the entire project with an appropriate natural open space management plan;
- f. Superior design of individual dwelling site plans and building architecture, including such features as porches and garages set back from the street in comparison to the house, and detailed four sided, building treatments. Many of the desirable features are found in the adopted Citywide Design and Sign Guidelines. The design of custom homes will be reviewed as individual homes are submitted for Design Review approval prior to building permit issuance;
- g. Sensitivity to impacts of the development on surrounding uses, including linkages to natural open space areas where appropriate; and
- h. Streets serving the development shall be capable of accommodating the anticipated traffic.

B. Maximum Density

The maximum density of a PRD project shall be consistent with this Chapter, the underlying General Plan land use designation(s), any applicable Specific Plan(s), as well as Table 19.780.050.B below.

Table 19.780.050.B

PRD Benchmark and Bonus Densities

Single Family Residential Zone	Benchmark Density - Dwellings per Gross Acre ⁽¹⁾	Maximum Bonus Percent % ⁽²⁾	Maximum Density with Bonus - Dwellings Per Gross Acre ⁽¹⁾⁽²⁾
RC	0.5 ⁽³⁾	25	0.63
RR	3.0	10	3.3
RE	3.0	10	3.3
R-1-7000	7.3	10	8.0
R-1-8500	6.3	10	6.9
R-1-10500	5.5	10	6.0
R-1-13000	4.8	10	5.3
R-1-1/2 acre	3.0	10	3.3
Notes: (1) Density per gross acre is calculated including new public and private streets. (2) This is the maximum density bonus and any bonus less than the maximum may be granted based on the degree to that the project meets the criteria specified in 19.780.050.A and B. (3) The actual benchmark density shall be determined by the preparation of a conventional subdivision map in conformance with the RC Zone standards to show the actual number of lots that could be achieved based on the average natural slope (ANS), as defined by 19.100.050.C.			

C. No PRD shall be granted approval if the project's base zone and General Plan land use designation are inconsistent, pursuant to General Plan Table LU-5.

D. Transfer of Density

When two or more General Plan land use designations or base zones exist within a planned residential development, the density may be transferred between designation and/or zones within the same development as necessary to provide for a superior development based upon good planning principles, and to promote the general welfare of the neighborhood and maximum benefit to the natural environment. In particular, such transfers are desirable where density is transferred from steep, hillside land to flatter, less visually sensitive properties where significantly less grading is required. 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 19.780.050 B). The only exception is that density cannot be transferred from a non-RC zoned property to an RC zoned property. For purposes of this Section, a project may consist of more than one underlying legal parent parcel; however, such parcels must be contiguous unless separated by an existing public or private street.

E. Density Bonus for Superior Design

A PRD project may qualify for a density bonus up to the maximum shown in Table 19.780.050.B, provided that it meets the standards of Section 19.780.050.A, and satisfies the following criteria beyond those in 19.780.050.B.

1. All single-family residential zones, other than RA-5 and RC:
 - a. Evidence that the project can be certified in LEED, California Green Builder or an equivalent standard; and
 - b. Evidence shall be provided to document that the project includes a minimum of 5 of the following:
 - (1) Designate all streets, sidewalks and trails that are built as part of the project or serving the project directly as available for general public use and not gated. Gated areas and enclaves are NOT considered available for public use.
 - (2) Design the building orientation for solar design, including the following provisions:
 - (a) The glazing area on the north- and south-facing walls of the building is at least 50% greater than the sum of the glazing area on the east- and west-facing walls.
 - (b) The east-west axis of the building is within 15 degrees of due east-west.
 - (c) The roof has a minimum of 450 square feet of south-facing area that is oriented appropriately for solar applications.

- (d) At least 90% of the glazing on the south-facing wall is completely shaded (using shading, overhangs, etc.) at noon on June 21 and unshaded at noon on December 21.
- (3) Locate the project within ¼ mile of 11 basic community resources (Table 19.780.050 A), within a ½ mile of 14 basic community resources (Table 19.780.050 A) and within a ½ mile of transit services that offer 30 or more transit rides per weekday (combined, bus and rail).

Table 19.780.050 A Basic Community Resources
Arts and entertainment center
Bank
Community or civic center
Convenience Store
Daycare center
Fire station
Fitness center or gym
Laundry or dry cleaner
Library
Medical or dental office
Pharmacy
Police station
Post office
Place of worship
Restaurant
School
Supermarket
Other neighborhood-serving retail
Other office building or major employment center
Note: Up to two of each type of community resource may be counted. For example, two restaurants within ¼ mile may be counted as two community resources; four restaurants also count as two.

- (a) Transit rides per weekday are calculated as follows:
- i. Within ½ mile radius, count all the transit stops;
 - ii. Multiply each transit stop by the number of buses and/or trains that pass through that stop per day; then
 - ii. add the total number of rides available as each stop within ½ mile together.

Example: If there are 4 bus stops, and at each bus stop the service frequency is half-hourly (48 times per day), the total transit rides per day is 192.

- (4) Locate trees or other plantings to provide shading for at least 50% of sidewalks, patios and driveways. Shading should be calculated for noon on June 21, when the sun is directly overhead, based on five year's growth.
- (5) Install light-colored high-albedo materials or vegetation for at least 50% of sidewalks, patios and driveways.
 - (a) Acceptable strategies include the following:
 - i. White concrete;
 - ii. Gray concrete;
 - iii. Open pavers (counting only the vegetation, not pavers); and
 - iv. Any material with a solar reflectance index (SRI) of a least 29.
- (6) Design the lot such that at least 70% of the built environment, not including area under roof, is permeable and designed to capture water runoff for infiltration on-site. Area that can be counted toward the minimum includes the following:
 - (a) Vegetative landscape (e.g., grasses, trees, shrubs, etc.).
 - (b) Permeable paving, installed by an experienced professional. Permeable paving must include porous above-ground materials (e.g., open pavers, engineered products) and a 6-inch porous sub-base, and the base layer must be designed to ensure proper drainage away from the home.
 - (c) Impermeable surfaces that are designed to direct all runoff toward an appropriate permanent infiltration feature (e.g., vegetated swale, on-site rain garden, or rainwater cistern).
- (7) Design and install one of the following permanent erosion control measures:
 - (a) If portions of the lot are located on a steep slope, reduce long-term runoff effects through use of terracing and retaining walls.

- (b) For every 500 feet of disturbed lot area (including the area under the roof), one (1) tree, four (4) 5-gallon shrubs, or 50 square feet of native groundcover shall be planted.
- (8) Design and install one or more of the following runoff control measures:
 - (a) Install permanent stormwater controls in the form of vegetated swales, on-site rain garden, dry well, or rain-water cistern, or equivalent designed to manage runoff from the homes.
 - (b) Install a vegetated roof to cover 50% or more of the roof area.
 - (c) Have the site designed by a licensed or certified landscape design or engineering professional such that it is demonstrated that all water runoff for the home is managed through an on-site design element.
- (9) Design and install a rainwater harvesting and storage system (including surface runoff and/or roof runoff) for landscape irrigation use. The storage system must be sized to hold all the water from a 1-inch rainfall event (equivalent to 0.62 gallons per square foot of roof area used for capture), taking into consideration the size of the harvest system (i.e., 50% of total roof area).
- (10) Design the plumbing with irrigation system water supplied with municipal recycled water.
- (11) Construct the project to exceed Title 24 requirements by 20% or more.

2. In the RC Zone:

To protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices, thus furthering the intent of Proposition R and Measure C and promoting clustering, all of the following are required:

- a. Require all designated open space areas to be managed and maintained under the stewardship of a recognized conservation group as approved by the Approving Authority, with an endowment to fund such stewardship entirely;
- b. The project shall provide at least 6 of the items listed in 19.780.050.D.1.b above; and

- c. The project shall provide evidence that unique natural features and steeper portions of the property are being preserved in open space, with lots clustered in the less steep portions of the site. (Ord. 7027 §5, 2009; Ord. 6966 §1, 2007)

19.780.060 Development Standards.

A. Relationship to Base Zone Development Standards.

The development standards set forth in this Section, if in conflict with the development standards of the underlying base zone, shall supersede the development standards of the underlying base zone, except in the RC Zone the underlying development standards still apply. This section shall not supersede the development standards of any applicable overlay zone. In cases where a standard is not addressed in this Chapter, the standard of the base zone or any applicable overlay zone shall apply. The standards set forth herein are the minimum required for a PRD to qualify for the benchmark density.

B. Standard for smaller lot Planned Residential Developments – RR, RE, and all R-1 Zones.

1. Lot Size and Coverage

Minimum lot size and maximum lot coverage requirements to be determined by the Planning Commission on a case specific basis in part based on product type, characteristics of the property and surrounding uses.

2. Setbacks

	RE, RR & R-1-½ Ac.	R-1 Zones (except R-1-1/2)
Setbacks from Project Perimeters:		
Adjacent to a Public Street	Same as base zone. The setback shall be fully landscaped and no fences or walls shall be permitted to encroach into the setback.	
Adjacent to Perimeter Property Lines	25 ft.	20 ft.
Setbacks within Project Boundaries (May be modified in conjunction with the PRD):		
Front Yard Setback	15 ft.	10 ft.
Side Yard Setback	5 ft.	5 ft.
Rear Yard Setback	15 ft.	10 ft.

3. Common Usable Open Space and Recreational Facilities

- a. A minimum of 500 square feet of usable common open space per dwelling unit is required. Examples include, but are not limited to the following: swimming pool, spa, community recreation room, sports courts for tennis, basketball, racquetball, volleyball, barbeque areas, community gardens or grassy play areas with a slope of less than 5 percent.
- b. The number and type of desirable amenities for a project will be determined on a case-by-case basis in proportion to the size and design of the project. Desirable amenities include, but are not limited to, the following:
 - (1) Multiple enclosed tot lots with multiple play equipment. The tot lots shall be conveniently located throughout the site. The number of tot lots and their location shall be subject to City Planning Commission review and approval;
 - (2) Pool and spa;
 - (3) Multi-purpose room equipped with kitchen, defined areas for games, exercises, recreation, entertainment, etc.;
 - (4) Barbeque facilities equipped with multiple grills, picnic benches, etc. The barbecue facilities shall be conveniently located throughout the site. The number of barbeque facilities and their locations shall be subject to Planning Commission review and approval;
 - (5) Court facilities (e.g. tennis, volleyball, basketball, etc.);
 - (6) Jogging/walking trails with exercise stations;
 - (7) Community garden;
 - (8) Theater;
 - (9) Computer Room;
 - (10) Exercise Room;
 - (11) Golf course, putting green, etc.;
 - (12) Passive recreational facilities tied to existing topographical features, with gazebos, benches, etc.;
 - (13) Art pieces; and
 - (14) Water features.

4. Private Open Space

- a. A minimum of 200 square feet per dwelling unit is required, with no dimension less than 10 feet.

5. Parking

- a. Parking shall be in accordance with Chapter 19.580 (Parking and Loading) with the following exceptions and additions:
 - (1) A minimum of 2 fully enclosed (garage) spaces are required per dwelling unit.
 - (2) A minimum of 1 guest space per 3 dwelling units is required. On-street parking may be credited toward this requirement. On-street parking is only allowed on a curb to curb street width of 28 feet or greater. Driveway spaces above shall not be counted toward these required guest spaces.
 - (3) Recreational vehicle parking. Recreational vehicle parking is prohibited on a residential lot. A separate recreational vehicle parking lot is permitted, subject to requirements for adequate screening, including a required 8-foot high block wall, and 5-foot landscape planters on all sides.

C. Standards for RC Zone Planned Residential Development

1. Lot Size

In order to promote clustering, lots shall be a minimum of one half (½) acre in size and clustered in the less steep portions of the site. Lot sizes not in compliance with the RC Zone standards will require a variance.

2. Lot Coverage

Maximum lot coverage requirements to be determined by the Planning Commission on a case specific basis based, in part, on product type, characteristics of the property and surrounding uses.

3. Height

Same as RC Zone (See Section 19.100.040, Residential Development Standards).

4. Setbacks

Same as RC Zone (See Section 19.100.040, Residential Development Standards).

5. Common Natural Open Space and Clustering

Section 19.780.050 A (Benchmark Density) sets forth the criteria for a PRD to qualify for the benchmark density in the RC Zone, including provision of valuable natural open space and wildlife habitat and a site plan layout sensitive to the natural topography, both for wildlife habitat and resource conservation as well as visual aesthetic purposes. There is no minimum standard, although each development is encouraged to set aside a substantial portion of the site toward natural open space.

6. Parking

A minimum of 2 fully enclosed (garage) spaces are required per dwelling unit.

- D. Private Streets. Refer to private street standards in Title 18.210. (Ord. 7027 §6, 2009; Ord. 6966 §1, 2007)

19.780.070 Common Ownership - Land or Improvements.

A. Covenants, Conditions and Restrictions (CC&R's)

Where a Planned Residential Development contains any land or improvement proposed to be held in common ownership, the applicant shall submit a declaration of covenants, conditions and restrictions (CC&R's) with the final map establishing a Home Owner's Association subject to City's Planning Division and the City Attorney's Office approval. Such declaration shall set forth provisions for maintenance of all common areas, payment of taxes and all other privileges and responsibilities of the common ownership. The CC&R's shall include provisions prohibiting the homeowners' association (HOA) from quitclaiming, selling or otherwise transferring the land held in common ownership to private property owners.

B. Amendments to CC&R's

The provisions of approved CC&R's shall not be amended without the prior approval of the Community Development Director or his/her designee and City Attorney who at his or her discretion may refer the matter to the Planning Commission. Requests for amendments to existing CC&R's shall be submitted to the Planning Division.

C. Maintenance

All private streets, walkways, parking areas, landscaped areas, storage areas, screening, sewers, drainage facilities, utilities, open space, recreation facilities and other improvements not dedicated to public use shall be maintained by the property owners. Provisions acceptable to the affected City Departments shall be made for the preservation and maintenance of all such improvements prior to the issuance of building permits.

D. Failure to Maintain Constitutes a Public Nuisance

All commonly-owned lots, improvements and facilities shall be preserved and maintained in a safe condition and in a state of good repair. Any failure to so maintain is unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community. (Ord. 7235 §20, 2013; Ord. 6966 §1, 2007)

Exhibit “114”

Chapter 19.785

TRAFFIC PATTERN MODIFICATION MEASURES

- 19.785.010 Purpose.**
- 19.785.020 Traffic Pattern Modification Measures.**
- 19.785.030 Procedures.**
- 19.785.040 Required Findings.**
- 19.785.050 Conditions of Approval.**

19.785.010 Purpose.

The City declares its purpose to encourage through traffic to use freeways and arterial streets rather than local residential streets. In order to achieve this purpose, The City may implement traffic pattern modification measures to discourage the use of local residential streets where reasonably warranted. (Ord. 6966 §1, 2007)

19.785.020 Traffic Pattern Modification Measures.

The following traffic pattern modification measures may be implemented subject to the procedures and findings contained in this Chapter:

- A. Converting two-way streets into one-way streets;
- B. Street closures;
- C. Addition of raised medians for traffic diverters and/or traffic circles to existing streets; and
- D. Any other modification measure consistent with the intent and purpose of this Chapter. (Ord. 6966 §1, 2007)

19.785.030 Procedures.

Traffic Pattern Modification Measures applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings) and 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code. (Ord. 6966 §1, 2007)

19.785.040 Required Findings.

The Planning Commission may approve a Traffic Pattern Modification Measure, including conditions of approval if, from the evidence presented at the public hearing, the following written findings can be made:

- A. The measure will provide for the health and safety of the citizenry and will not substantially impair the rendering of emergency and public services;

- B. The measures will not unreasonably interfere with general traffic circulation via the public rights-of-way designated as major and secondary streets in the Circulation Element of the General Plan;
- C. There is sufficient evidence to indicate that one or more of these conditions exist:
 - 1. An abnormally high percentage of traffic is unrelated to the local neighborhood and is merely passing through;
 - 2. Street design or conditions permit excessive vehicular speeds;
 - 3. There is a separate street from the general neighborhood circulation pattern to preserve the unique character or adjacent properties, to encourage pedestrian, equestrian or non-motorized vehicular travel and/or to discourage crime, noise, air pollution, and other hazards to public safety and welfare; and
 - 4. In the case of street closure, a separate factual finding must be made that the street is no longer needed as contemplated by the California Vehicle Code Section 21101.
- D. The measures will not unreasonably restrict access to adjacent properties nor impair the constitutionally guaranteed rights of any individual or group. Releases may be acquired as determined by the City Attorney.
- E. The measures will not create an unacceptable internal circulation system characterized by any excessively long dead-end or cul-de-sac street, poor aesthetics, poor drainage, difficult maintenance requirements or poor street design geometry. (Ord. 6966 §1, 2007)

19.785.050 Conditions of Approval.

- A. In approving a traffic pattern modification measure case, certain safeguards may be required and certain conditions established to protect the public health, safety, convenience and general welfare and to assure that the purposes of the Zoning Code shall be maintained with respect to the proposal, traffic characteristics and environmental impacts of the proposal within the general area the proposal is to be located.
- B. The conditions attached to the traffic pattern modification measure case may include such provisions concerning improvements, design, operation characteristic, land use compatibility, general character, appearance, environmental impact, time limits for commencing the construction authorized, revocation dates, and other conditions the Planning Commission may deem appropriate and necessary to carry out the purposes of the Zoning Code and Chapter. (Ord. 6966 §1, 2007)

Exhibit “115”

Chapter 19.790

CONDOMINIUM CONVERSION PERMITS

- 19.790.010 Purpose.**
- 19.790.020 Procedures.**
- 19.790.030 Applicability and Permit Requirements.**
- 19.790.040 Definitions.**
- 19.790.050 Guidelines and Standards.**
- 19.790.060 Additional Permit Processing Requirements.**
- 19.790.070 Implementation.**

19.790.010 Purpose.

The purpose of these provisions is to promote greater individual choice in type, quality, price and location of housing; to provide for the housing needs of all segments of the population; to provide increased home ownership opportunities of all segments of the population; to provide a method to approve separate ownership of units within nonresidential multiple-unit buildings or upon a parcel of land containing more than one unit; to mitigate the hardship caused by displacement of tenants, particularly those in low to moderate housing, those who are elderly, families with minor dependent children, the handicapped and the disabled; to promote the safety of condominium conversion projects and the correction of building code violations in such projects; to maximize the availability of pertinent information for intelligent decision-making by public officials and potential buyers; and to generally regulate projects in accordance with State law, the General Plan, any applicable specific plans and with the public health, safety and welfare. (Ord. 6966 §1, 2007)

19.790.020 Procedures.

A. General Process

Condominium Conversion Permit (CCP) applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code. (Ord. 6966 §1, 2007)

19.790.030 Applicability and Permit Requirements.

A. Condominium Conversion Permit Required

No subdivision map shall be approved for the purpose of a conversion to a common interest development, as defined by Section 1351 of the California Civil Code and Section Article X (Definitions), unless a condominium conversion permit is processed pursuant to this Chapter and granted prior to or concurrently with such approval. No dwelling unit or mobile home space shall be the subject of a condominium conversion unless a condominium conversion permit is granted prior to such conversion.

B. Conversion of Existing Development with an Existing Condominium Map

Condominium conversions with existing Condominium maps are also subject to the provisions of this Chapter.

C. Subdivision Map

If applicable, a tentative subdivision map to implement the conversion shall be filed and considered simultaneously with the application for a condominium conversion permit. The two applications shall be jointly approved, continued or denied by the Planning Commission. The expiration date of the map, including any subsequent extensions of time, shall apply to the condominium conversion permit as well.

D. Additional Application Materials

The application for a condominium conversion permit shall include but not be limited to the following:

1. A list certified by the applicant of the names and addresses of all the tenants of the project at the time of the application; and
2. A project analysis and inspection report, complete with an inter-unit acoustical report, certified by a competent expert or experts acceptable to the Planning Division, prepared pursuant to the requirements of the applicable resolution, describing in detail the physical characteristics and condition of the subject project, including all buildings, open spaces, parking facilities and appurtenances. The certification shall be accompanied by a fully-detailed plot plan drawn to scale. The inter-unit acoustical report shall not be required for mobile home park conversions nor nonresidential conversions. (Ord. 6966 §1, 2007)

19.790.040 Definitions.

For the purposes of this Chapter the following terms have the meanings as defined in [Section 1351](#) of the California Civil Code and are as follows:

- A. "Association" means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.
- B. "Common area" means the entire common interest development except the separate interests therein. The estate in the common area may be a fee, a life estate, an estate for years or any combination of the foregoing. However, the common area for a planned development specified in paragraph (2) of subdivision (k) may consist of mutual or reciprocal easement rights appurtenant to the separate interests.
- C. "Condominium site plan" means a plan consisting of (1) a description or survey map of a condominium project, which shall refer to or show monumentation on the ground, (2) a three-dimensional description of a condominium project, one or more dimensions of which may extend for an indefinite distance upwards or downwards, in sufficient detail to identify the common areas and each separate interest, and (3) a certificate consenting to the condominium conversion signed and acknowledged by the record owner of the property.
- D. "Declarant" means the person or group of persons designated in the declaration as declarant, or if no declarant is designated, the person or group of persons who sign the

original declaration or who succeed to special rights, preferences, or privileges designated in the declaration as belonging to the signator of the original declaration.

- E. "Declaration" means the document, however denominated, that contains the information required by [Section 1353](#) (Ca. Civil Code).
- F. "Exclusive use common area" means a portion of the common areas designated by the declaration for the exclusive use of one or more, but fewer than all, of the owners of the separate interests and which is or will be appurtenant to the separate interest or interests.
 - 1. Unless the declaration otherwise provides, any shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, patios, exterior doors, doorframes, and hardware incident there to, screens and windows or other fixtures designed to serve a single separate interest, but located outside the boundaries of the separate interest, are exclusive use common areas allocated exclusively to that separate interest.
 - 2. Notwithstanding the provisions of the declaration, internal and external telephone wiring designed to serve a single separate interest, but located outside the boundaries of the separate interest, are exclusive use common areas allocated exclusively to that separate interest.
- G. "Governing documents" means the declaration and any other documents, such as bylaws, operating rules of the association, articles of incorporation, or articles of association, that govern the operation of the common interest development or association.
- H. "Planned development" means a development (other than a community apartment project, a condominium project, or a stock cooperative) having either or both of the following features:
 - 1. The common area is owned either by an association or in common by the owners of the separate interests who possess appurtenant rights to the beneficial use and enjoyment of the common area.
 - 2. A power exists in the association to enforce an obligation of an owner of a separate interest with respect to the beneficial use and enjoyment of the common area by means of an assessment that may become a lien upon the separate interests in accordance with Section 1367 or 1367.1 (Cal. Civil Code). (Ord. 6966 §1, 2007)

19.790.050 Guidelines and Standards.

The following guidelines and standards prescribe minimum desirable characteristics of residential properties intended for condominium conversion; however, the approval of any conversion will not necessarily be contingent upon compliance or non-compliance with all of the prescribed guidelines. Mandatory standards are so designated. Only Subsections D, H, I, J, L and M shall apply to mobile home park conversions.

- A. Unit Size (Mandatory)
Each dwelling unit shall contain a minimum of 600 square feet.

B. Parking

A minimum of two covered parking spaces meeting established access, size and improvement standards should be provided for each dwelling unit in the project. At least 50% of the units shall have a completely enclosed, one car garage.

C. Private Open Space

All multi-family condominium conversions shall comply with the usable open space requirements of the R-3 Zones.

D. Landscaping

All open areas should be well landscaped with plant material suitable to climate and location consistent with the provisions of Chapter 19.570 (Water Efficient Landscaping and Irrigation). Said areas should be watered by a full-coverage, automated irrigation system in good working order.

E. Noise (Mandatory)

Common walls and ceilings of all units shall be constructed or upgraded using techniques to limit noise transmission as specified by the current Building Code or equivalent.

F. Fire Suppression (Mandatory)

Smoke detectors meeting the current Building and Fire Codes shall be installed in all residential units and other enclosed common areas such as hallways, recreation rooms and utility rooms. Additional fire suppression equipment such as alarm systems, fire extinguishers and sprinklers shall also be provided as recommended by the Fire Department.

G. Energy Conservation

The project should include substantial energy and resource conservation measures such as high efficiency thermal insulation, high efficiency heating and cooling equipment, limited window area or double glazing, water flow restrictors, solar water heating and the like.

H. Structural Condition (Mandatory)

All buildings shall be in sound structural condition, pest and vermin-free, watertight and have paint in adequate condition so as to not require repainting for at least five years from the date of issuance of the condominium conversion permit. All amenities and mechanical appurtenances shall be in sound working order. The applicant shall provide an inspection report subject to the approval of the Building Official, demonstrating compliance with this requirement.

I. Domestic Facilities (Mandatory)

Each dwelling shall be provided with its own clothes washer and dryer hookups and garbage disposal facilities.

J. Utilities (Mandatory)

All utilities, plumbing and sewage disposal systems shall be in sound, safe and fully-operable condition. Each dwelling or mobile home space shall be provided with its own utility meters. A single water meter for the entire project is permitted.

K. Security

All multi-family condominium conversions shall participate in the Crime Free Multi-housing Program, or its successor equivalent.

L. Disabled Facilities

Condominium conversions shall comply with the current State law regarding access and accommodations for persons with disabilities.

M. Mobile Home Parks

The minimum desirable characteristics for mobile home parks shall be the standards established under Chapter 19.210 (Mobile Home Park Overlay Zone). (Ord. 6966 §1, 2007)

19.790.060 Additional Permit Processing Requirements.

A. Public Hearing Notice to Tenants

In addition to the notice required by Chapter 19.670 (Public Hearings and Notice Requirements), if the proposed subdivision is a conversion of residential real property to a condominium project, community apartment project, or stock cooperative project, the notice shall also be given by the City by United States mail to each tenant of the subject property, and shall also include notification of the tenant's right to appear and be heard. The requirements of this subdivision, in accordance with [Section 66451.3](#) (State Government Code) may be satisfied by service of the notice in compliance with the requirements for service of legal process by mail.

B. Report Served on Subdivider and Tenants

Any report or recommendation on a tentative map by the staff of the City to the Approving or Appeal Authority or City Council on appeal or referral shall be in writing and a copy thereof served on the subdivider and on each tenant of the subject property; in the case of a proposed conversion of residential real property to a condominium project, community apartment project, or stock cooperative project, at least three days prior to any hearing or action on such map by such advisory agency or legislative body. (Ord. 6966 §1, 2007)

19.790.070 Implementation.

Prior to recordation of the implementing subdivision map, the applicant shall provide a covenant acceptable to the City Attorney's Office, binding upon the applicant and the applicant's heirs,

successors and assigns, guaranteeing that all of the following will occur prior to sale of any condominium unit:

- A. Provision of required notice of intent to convert to a condominium as required by State laws;
- B. Provision of the right of first refusal for all existing tenants at the time of conversion to purchase their individual units at offered terms or better;
- C. Creation of a condominium owners' association;
- D. Provision of covenants, conditions and restrictions subject to approval by the Planning Division and the City Attorney's Office;
- E. Guarantee the establishment of a fund for the operation and maintenance of the condominium and its association; the amount of said fund shall equal or exceed either the Subdivision Map Act or the Department of Real Estate requirements;
- F. Establishment of and participation in a relocation program for existing tenants who do not choose to purchase units. The relocation program shall be established and operated pursuant to the regulations and standards adopted by resolution of the City Council;
- G. Provision of a covenant requiring the owner to give written notice of all variances granted from the guidelines and standards listed in Section 19.790.050 (Guidelines and Standards) to each buyer; and
- H. Re-inspection of the project in the same manner as required by Subsection C 2 of Section 19.790.030 (Applicability and Permit Requirements) immediately prior to sale of the dwelling units or mobile home spaces and correction of all unsatisfactory, unsafe or unlawful conditions prior to commencement of sale. (Ord. 6966 §1, 2007)

Exhibit “116”

Chapter 19.795

ACCESSIBILITY APPEALS

19.795.010 Purpose.

19.795.020 Applicability.

19.795.030 Procedure.

19.795.010 Purpose.

This Chapter is established as a cross-reference to [Chapter 2.40](#) of the Riverside Municipal Code. (Ord. 6966 §1, 2007)

19.795.020 Applicability.

The Planning Commission shall have the power and duty to hear the appeal of any person aggrieved by any order, act or determination of the Building Official regarding accessibility issues. In such capacity the Planning Commission is not vested with legislative authority and must act within the framework of existing ordinances. The Planning Commission is authorized, upon appeal, to approve or disapprove interpretations and enforcement actions taken by the Building Official relating to access. (Ord. 6966 §1, 2007)

19.795.030 Procedure.

The appeal procedure is set forth in [Section 2.40.030](#) of the Riverside Municipal Code. (Ord. 6966 §1, 2007)

Exhibit “117”

Chapter 19.800

GENERAL PLAN TEXT/MAP AMENDMENT

- 19.800.010 Purpose.**
- 19.800.020 Initiation of Amendment.**
- 19.800.030 Frequency of General Plan Amendment.**
- 19.800.040 Procedures.**

19.800.010 Purpose.

Government Code [Section 65358](#) authorizes and specifies procedures for amendments and modifications to a City's General Plan. City resolution No. 20561 sets forth procedures for the adoption of policies and procedures for amending the General Plan. Amendments are considered appropriate in response to changing in conditions.

19.800.020 Initiation of Amendment.

A General Plan Amendment may be initiated in any one of the following manners:

- A. Upon minute action of the City Council.
- B. Upon minute action of the Planning Commission.
- C. Upon application by a property owner or owners of any parcel subject to the General Plan.
- D. Pursuant to Section 19.660.015 A (Initiation of Applications).

19.800.030 Frequency of General Plan Amendment.

General Plan amendments with certain exceptions are processed quarterly subject to the provisions of Resolution 20561.

19.800.040 Procedures.

A. General Process

General Plan text/map amendment applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.

B. Voting/Approval Requirement

Approval of a General Plan amendment requires the affirmative vote of at least 4 Planning Commission members, or a majority, whichever is greater. The Planning Commission's denial of a General Plan amendment is final unless appealed to the City Council. If approved by the Planning Commission or appealed to the City Council, the City Council is the final approving authority. A simple majority vote of the City Council is required for approval.

Exhibit “118”

Chapter 19.810

ZONING CODE TEXT/MAP AMENDMENT

- 19.810.010 Purpose.**
- 19.810.020 Initiation of Map/Text Amendment.**
- 19.810.030 Procedures.**
- 19.810.040 Required Findings for Zoning Code Amendment.**
- 19.810.050 Zoning Code Text Amendment Process in Flow Chart Form.**

19.810.010 Purpose.

Government Code [Section 65853](#) allows amendments to any provisions of the Zoning Code. Whenever the public necessity, convenience, general welfare or good zoning practice requires, the City Council may, amend, supplement or change the regulations, zone boundaries or zoning classifications of property established by the Zoning Code. (Ord. 6966 §1, 2007)

19.810.020 Initiation of Map/Text Amendment.

Amendments to the provisions of the Zoning Code may be initiated in any one of the following manners:

- A. Upon Minute Action of the City Council.
- B. Upon Minute Action of the Planning Commission.
- C. Upon application by a property owner or owners of any parcel subject to requirements of the Zoning Code.
- D. The Community & Economic Development Director or his/her designee may initiate an amendment to the text of the Zoning Code.
- E. Pursuant to Section 19.660.015 A (Initiation of Applications). (Ord. 7235 §21, 2013; Ord. 7091 §15, 2010; Ord. 6966 §1, 2007)

19.810.030 Procedures.

- A. General Process

Zoning Code text/map amendment applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.

- B. Voting/Approval Requirement

Approval of a Zoning Code amendment requires the affirmative vote of at least 4 Planning Commission members, or a majority, whichever is greater. The Planning Commission's denial of a Zoning Code amendment is final unless appealed to the City Council. If approved by the Planning Commission or appealed to the City Council, the City Council is the final approving authority. A simple majority vote of the City Council is required for approval.

Notwithstanding the above, application and removal of the CR (Cultural Resources) Overlay Zone shall be approved directly by the City Council.

C. Notice

The Planning Commission shall hold a public hearing on any proposed rezone or amendment to the Zoning Code. Notice of the hearing shall be given pursuant to Section 19.670.040 A (Notice of Hearing for Legislative Actions) and if the proposed rezone or amendment to the Zoning Code affects the permitted uses of real property, notice shall also be given pursuant to Section 19.670.040 B (Notice of Hearing for Legislative Actions).

D. Adoption

Zoning Code Text/Map Amendments shall be adopted by ordinance of the City Council that constitutes final action. Ordinances to amend the Zoning Code Text/Map are subject to referendum and therefore become effective 30 days after their adoption. (Ord. 7091 §§16, 17, 2010; Ord. 6966 §1, 2007)

19.810.040 Required Findings for Zoning Code Amendment.

In acting to approve an amendment to the Zoning Code Text or Map, the City Council shall be required to make the following findings:

- A. That the proposed Zoning Code Text or Map Amendment is generally consistent with the goals, policies, and objectives of the General Plan;
- B. That the proposed Zoning Code Text or Map Amendment will not adversely affect surrounding properties; and
- C. That the proposed Zoning Code Text or Map Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code. (Ord. 7091 §18, 2010; Ord. 6966 §1, 2007)

Exhibit “119”

Chapter 19.820

SPECIFIC PLAN/SPECIFIC PLAN AMENDMENTS

- 19.820.010 Purpose.**
- 19.820.020 Procedures.**
- 19.820.030 Specific Plan Initiation.**
- 19.820.040 Specific Plan Requirements.**

19.820.010 Purpose.

As set forth in Government Code Sections [65450](#) through [65457](#), the Specific Plan provides a means to establish more specific land use regulations and design standards for properties requiring special attention and treatment. A Specific Plan serves as a policy and regulatory document, with policy direction and project development concepts consistent with the General Plan. The Specific Plan (SP) Overlay Zone (see Chapter 19.220) allows provisions of a Specific Plan to be applied as Zoning regulations. (Ord. 6966 §1, 2007)

19.820.020 Procedures.

A. General Process

Specific Plan and Specific Plan Amendment applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code. (Ord. 6966 §1, 2007)

19.820.030 Specific Plan Initiation.

A Specific Plan and/or amendment may be initiated in any one of the following manners:

- A. Upon Minute Motion of the City Council.**
- B. Upon Minute Motion of the Planning Commission.**
- C. Upon application by a property owner or owners of any parcel subject to requirements of the Zoning Code.**
- D. The Community & Economic Development Director or his/her designee may initiate an amendment to the Specific Plan.**
- E. Pursuant to Section 19.660.015 A (Initiation of Applications). (Ord. 7235 §22, 2013; Ord. 6966 §1, 2007)**

19.820.040 Specific Plan Requirements.

A. Relationship to Other Adopted Regulations

Specific Plans may either supplement or supersede all land use regulations applicable to the subject property, including all previously adopted ordinances, standards, and guidelines. In the event an inconsistency or conflict exists between standards adopted within a Specific Plan and comparable provisions of this Title, the Specific Plan shall prevail through application of the Specific Plan (SP) Overlay Zone.

B. Content

At a minimum, a specific plan must include a statement of its relationship to the general plan (§ [65451](#)(b)) and text and diagram(s) specifying all of the following in detail:

1. The distribution, location and extent of the uses of land, including open space, within the area covered by the plan.
2. The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste, disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the provisions of the preceding three paragraphs (§ [65451](#)(a)).
5. Any other subjects that, in the judgment of the planning agency, are necessary or desirable for the general plan implementation (§[65452](#)). (Ord. 6966 §1, 2007)

Exhibit “120”

Chapter 19.840

ANNEXATIONS

19.840.010 Purpose.

19.840.020 Procedures.

18.840.030 Temporary Classification.

19.840.010 Purpose.

California Government Code Section 56000 et.seq. authorizes the expansion of the boundaries of local agencies (such as the City of Riverside) to promote orderly development. This Chapter establishes local procedures to implement the relevant sections of the Government Code. (Ord. 6966 §1, 2007)

19.840.020 Procedures.

A. Resolution of Intention/Consent

Prior to City Council adoption of a resolution of intention to annex uninhabited territory or a resolution of consent to commence inhabited proceedings, the City Council shall request a report from the Planning Commission.

B. Planning Commission Report

The Planning Commission shall consider the desirability of annexing the territory and the zoning to be placed thereon in the event of annexation to the City. Upon completion of such consideration, the Planning Commission shall, after holding a public hearing, make its report and recommendation to the City Council.

C. City Council Action

Upon receipt of the Planning Commission report, the City Council may accept in whole or in part or reject, modify or amend any recommendation as to zoning classification and the resolution of intention or resolution of consent may specify such proposed zoning classification for the territory as the City Council may determine. The City Council shall include any such zone consideration within any notice of hearing concerning the annexation of the property involved and a hearing on the matter of zoning shall be held in conjunction with any public hearing required by law to be held by the City Council in connection with the annexation proceeding.

Concurrently with final annexation of the territory, the City Council may, by ordinance, classify the property for zoning purposes in accordance with its determination.

D. Notice

The Planning Commission shall hold a public hearing on the proposed rezone or amendment to the zoning ordinance. Notice of the hearing shall be given pursuant to Section 19.670.040 C and if the proposed prezone or amendment to the zoning ordinance

affects the permitted uses of real property, notice shall also be given pursuant to Section 19.670.040 C.

The City Council, upon receipt of the recommendation of the Planning Commission, shall hold a public hearing to consider the matter. However, if the matter under consideration is an amendment to change property from one zone to another, and the Planning Commission has recommended against the adoption of such amendment, the City Council is not required to hear the matter except on appeal or upon request of a Council member or the Mayor. Notice of the City Council hearing shall be given pursuant to Section 19.670.040 C. (Ord. 6966 §1, 2007)

19.840.030 Temporary Classification.

In the event the City Council does not determine or adopt a zoning classification for the territory to be annexed as provided in Section 19.840.020, the territory shall be classified in the RE Zone until a change is initiated and adopted in the manner provided for zone changes in Chapter 19.810. (Ord. 6966 §1, 2007)

Exhibit “121”

Chapter 19.850

FAIR HOUSING AND REASONABLE ACCOMMODATION

- 19.850.010 Purpose.**
- 19.850.020 Definitions.**
- 19.850.030 Procedure.**
- 19.850.040 Approval/Referral.**
- 19.850.050 Additional Findings Required.**

19.850.010 Purpose.

It is the purpose of this Chapter, in compliance with the Fair Housing Laws, to provide a procedure to evaluate requests for reasonable accommodation related to specific applications of the zoning law in order to assure that no person is discriminated against because of race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income, or ancestry by being denied an equal opportunity to use and enjoy a dwelling and to authorize the approval of exceptions to the zoning law if warranted. (Ord. 6966 §1, 2007)

19.850.020 Definitions.

The following words and phrases, whenever used in this Chapter, shall have the following meanings, unless from the context an alternative meaning is clearly intended.

- A. “Applicant” means the person, business, or organization that has applied to the City for a permit for a project on the subject property and that is making a request for an exceptions.
- B. “Disability or Handicap” means physical or mental impairment that substantially limits one or more of a person’s major life activities or a record of having such an impairment, but such term does not include current, illegal use of or an addiction to a controlled substance.
- C. “Dwelling Occupant” means the person who will occupy the subject property and who is protected under the Fair Housing Laws.
- D. “Fair Housing Laws” means Section 42 United States Code Section 3604(f)(3)(B) and California Government Code Sections [12927](#)c(1) and [12955](#)(1) as those provisions now exist and as they shall be amended from time to time. (Ord. 6966 §1, 2007)

19.850.030 Procedure.

- A. Application

Application shall be made and processed pursuant to the provisions listed for Variances in Chapter 19.720. In addition, the applicant shall provide:

1. A description of how the property will be used by the Dwelling Occupant;

2. The basis for the claim that the individual is considered protected by the Fair Housing Laws (applicant should submit a letter from a medical doctor, handicapped license, or other similar supportive evidence);
3. The reason the accommodation is necessary to make the specific housing available to the Dwelling Occupant; and
4. A filing fee, in the amount established by City Council resolution, shall be paid at the time of filing an application under this Chapter.

B. Notice

Notice of the consideration of a proposed variance shall be pursuant to Section 19.670.020 (Notice Requirements for Administrative Discretionary Permits with No Public Hearing).

C. Notice of Decision

Within forty-five (45) days after acceptance of a complete application by the Planning Division for administrative review by the Development Review Committee or, if referred to the Planning Commission, within 10 days after the Planning Commission's decision, the Planning Division shall provide the applicant with written notification of the decision regarding the request, including any reasonable conditions.

D. Appeals

Any person aggrieved or affected by a decision of the Planning Commission or Development Review Committee in granting or denying a request for reasonable accommodations may appeal the decision to the City Council pursuant to the procedures contained in Chapter 19.680 (Appeals). (Ord. 6966 §1, 2007)

19.850.040 Approval/Referral.

The request for reasonable accommodation will be considered by the Development Review Committee who may deny, approve, or conditionally approve the request. The Development Review Committee may also refer the request, if it is determined to be significantly controversial, to the Planning Commission. The request shall be placed on the next regularly scheduled meeting agenda. The Planning Commission shall act in the capacity of the Zoning Administrator in such cases. (Ord. 6966 §1, 2007)

19.850.050 Additional Findings Required.

In addition to findings required for a variance pursuant to Chapter 19.720 (Variance), the following additional findings shall be made in order to approve an application under this Chapter:

- A. The persons who will use the subject property are protected under the Fair Housing Laws;
- B. The requested exception to the zoning law is necessary to make specific housing available to a Dwelling Occupant;

C. The requested exception will not impose an undo financial or administrative burden on the City; and

D. The requested exception will be in compliance with all applicable Building and Fire Codes and will not require a fundamental alteration of the zoning laws and procedures. (Ord. 6966 §1, 2007)

Exhibit “122”

Chapter 19.860

DAY CARE PERMIT - LARGE FAMILY

19.860.010 Purpose.

19.860.020 Procedures.

19.860.010 Purpose.

The purpose of this Chapter is to provide a procedure to permit large family day care permits. (Ord. 6966 §1, 2007)

19.860.020 Procedures.

The following procedures apply to applications for a large family Day Care Permit:

A. Application

Large family day care home providers shall make written applications to the Community & Economic Development Director or their designee, including all material deemed necessary to demonstrate compliance with the provisions for these uses in Chapter 19.470 (Day Care Homes - Family).

B. Public Notice

The City shall provide written notice to property owners and within 100 feet as measured between property lines of the request for a permit no less than ten days prior to issuance of a permit.

C. Approval

Within 15 working days of the receipt of a complete application, the Community & Economic Development Director or their designee shall grant the permit if all requirements of Chapter 19.470 (Day Care Homes - Family) are met. A large family day care permit may not be administratively denied by the Zoning Administrator if all standards are met. If all standards are not met the Community & Economic Development Director or their designee may approve (in full or in part), conditionally approve (in full or in part), modify or deny (in full or in part) the application.

D. Public Hearing

Prior to permit issuance an applicant or the affected person (s) may request a hearing before the Planning Commission. Only the applicant and those persons previously so requesting, will be notified of the public hearing. At least ten days in advance, notice of the hearing shall be given. Based on the evidence and testimony at the hearing, the Planning Commission may approve, conditionally approve or deny the permit.

E. Appeal of Planning Commission Decision

Any person may appeal the decision of the Zoning Administrator or Planning Commission to the City Council. The appeal shall be noticed in the same manner as the Planning Commission hearing. (Ord. 6966 §1, 2007)

Exhibit “123”

Chapter 19.870

RECYCLING CENTER PERMIT

19.870.010 Purpose.

19.870.020 Procedures.

19.870.030 Recycling Permit Process in Flow Chart Form.

19.870.010 Purpose.

The purpose of this Chapter is to provide a procedure to permit reverse bulk vending machines and mobile recycling units in a manner that encourages recycling activities that are compatible with surrounding uses. (Ord. 6966 §1, 2007)

19.870.020 Procedures.

A. Application

The owner of the property proposed to be occupied by a recycling center or the owner's authorized representative, such as a property manager, leasing agent, or manager of the sole business on the site shall file an application for a Recycling Center Permit (RCP) with the Planning Division at least 30 working days prior to the proposed commencement of the use. Applications shall be filed upon forms and accompanied by such data and information, including a site plan, necessary to properly evaluate and process the application as may be required for that purpose by the Planning Division.

B. Approval

The Community & Economic Development Director or their designee has final approval authority to approve, or deny a Recycling Center Permit (see Table 19.650.020 - Approving and Appeal Authority).

C. Referral

The Community & Economic Development Director or their designee may refer action on a Recycling Center Permit to the City Council.

D. Appeals

Any decision of the Community & Economic Development Director or their designee may be appealed within 10 days after written notice of the decision is given. (Ord. 6966 §1, 2007)

Exhibit “124”

Chapter 19.880

TRANSPORTATION DEMAND MANAGEMENT REGULATIONS

- 19.880.010 Purpose.**
- 19.880.020 Definitions.**
- 19.880.030 Applicability to New Employment.**
- 19.880.040 Trip Reduction Plans.**
- 19.880.050 Trip Reduction Plan Submittal Requirements.**
- 19.880.060 Noncompliance.**

19.880.010 Purpose.

The purpose of this Chapter is to provide regulations to protect the public health, safety and welfare by reducing air pollution caused by vehicle trips and vehicle miles traveled. (Ord. 6966 §1, 2007)

19.880.020 Definitions.

For the purposes of this Chapter the following words and phrases shall have the following meanings respectively ascribed to them by this Section:

- A. *"Alternative work schedule"* means a variation from the traditional five-day/forty-hour work week to either a four-day/forty-hour or nine-day/eighty-hour work schedule.
- B. *"Applicable development"* means any use that requires a building permit or a tenant improvement permit,.
- C. *"Flex-time"* means allowing employees to alter regular hours of work by extending the work day in the morning or evening or both to accommodate vehicle trip mode shifts from single occupancy vehicles.
- D. *"Parking management"* means an action taken to alter the supply, operation and/or demand of parking facilities to force a shift from the single occupant vehicle to carpool, vanpool or other transportation mode.
- E. *"Rideshare"* means a transportation mode with multiple occupants per vehicle.
- F. *"Telecommuting"* means the employee foregoes a trip to the normal work site and instead works from home or from a satellite office near home. (Ord. 6966 §1, 2007)

19.880.030 Applicability to New Employment.

Applicable development as defined above shall be screened to determine if it will generate one hundred or more employees and be subject to the requirements of this Chapter. For screening purposes, the table below states the amount of gross building square footage in the various land use categories needed to generate one employee.

LAND USE CATEGORY	GROSS SQUARE FEET/ EMPLOYEE
Retail Commercial	500 square feet/ employee
Office/Professional	250 square feet/employee
Industrial/Manufacturing	500 square feet/employee
Warehouse	1,000 square feet/employee
Hotel/Motel	.5 employee/guest room
Hospital	300 square feet/employee

For mixed-use developments the project employment factor shall be based upon the proportion of the development devoted to each land use. (Ord. 6966 §1, 2007)

19.880.040 Trip Reduction Plans.

The owner or representative of all businesses generating one hundred or more employees as determined by Section 19.880.030 (Applicability to New Employment) shall prepare and submit to the City of Riverside Planning Division a trip reduction plan to reduce work-related vehicle trips by six and one-half percent from the number of trips related to the project as indicated in the most current edition of the Trip Generation Handbook published by the Institute of Traffic Engineers (ITE) (increasing to twenty percent by the year 2000 and to thirty percent by the year 2006). Quantification of applicable trip reduction measures shall be determined by utilizing the most current version of the AQMD's Implementation of Transportation Demand Management Actions document or other acceptable methodology.

A. Methods to Achieve Vehicle Reduction Targets. Any combination of the following methods may be incorporated into trip reduction plans to achieve the required vehicle reduction targets:

1. Alternative work schedules/flex-time;
2. Preferential parking for carpool vehicles;
3. Bicycle parking and shower facilities;
4. Information center for transportation alternatives;
5. Rideshare vehicle loading areas;
6. Vanpool vehicle accessibility;
7. Bus stop improvements;
8. On-site child care facilities;
9. Facilities and equipment to encourage tele-commuting;
10. Telecommuting programs;
11. Local transportation management and roadway improvements;

12. Contributions to funds for regional facilities such as park-and-ride lots, multi-modal transportation centers, satellite work centers, etc.;
13. On-site amenities such as cafeterias, restaurants, automated teller machines and other services that would eliminate the need for additional trips;
14. Transit incentives for employees such as subsidy of bus passes, additional pay for carpoolers, flexible work times, etc.;
15. Elimination of free parking for employees;
16. Video-conferencing facilities and equipment (additional credit will be given if policies are included to make facilities available to other businesses);
17. Purchase and use of low and/or ultra-low fleet vehicles for applicable companies;
18. Plans for delivery of goods at off-peak times for applicable businesses; or
19. Plans and facilities for centralized deliveries of goods for multi-tenant facilities. (Ord. 6966 §1, 2007)

19.880.050 Trip Reduction Plan Submittal Requirements.

For applicable businesses, trip reduction plans shall be submitted to the Planning Division before the City will issue a certificate of occupancy for the development. Should the applicant and the Community & Economic Development Director or their designee fail to reach agreement on the trip reduction plan, the owner or representative of the business may file appeal to the Planning Commission through the established procedure. (Ord. 6966 §1, 2007)

19.880.060 Noncompliance.

Noncompliance with the provisions of this Chapter shall result in the withholding by the City of the certificate of occupancy for such new business. (Ord. 6966 §1, 2007)

Exhibit “125”

Chapter 19.890

STREET, ALLEY AND WALKWAY VACATIONS

19.890.010 Purpose.

19.890.020 Procedures.

19.890.010 Purpose.

- A. The purpose of this Chapter is to establish procedures for vacating unneeded rights-of-way for streets, alleys and pedestrians walkways. Two types of vacations are hereby established: standard vacations and summary vacations.
- B. Summary vacations may occur when: (1) the street has been superseded by relocation, unless such vacation would either cut off all access to a person's property that, prior to relocation adjoined the street, or terminate a public street; (2) the street has been expended for impassable for vehicular travel for five years and no public money has been expended for maintenance during such period; (3) excess right-of-way is no longer needed for street purposes; or (4) a portion of a street lies within property under one ownership and does not continue through such ownership or end touching the property of another. Summary vacations are not available if there are in-place utility facilities that are in use that would be affected by the said vacation.
- C. Any vacation not considered summary vacation shall be deemed a standard vacation. (Ord. 6966 §1, 2007)

19.890.020 Procedures.

- A. Application
 - 1. The application for a requested street, alley or walkway vacation shall be submitted to the Planning Division in accordance with the provisions of 19.660 (General Application Processing Procedures).
 - 2. In addition to any application requirements set forth in Chapter 19.660 (General application Processing Procedures), applications shall include an environmental information form, plat map, hazardous site review, hazardous materials questionnaire and a petition signed by 60% of the adjacent and affected property owners requesting the vacation.

B. Vacation Process

1. Standard Vacation Requests and Summary Vacation Requests shall be processed in conformance with the discretionary processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.
2. In addition to the procedures specified above, additional administrative review procedures may apply as established by the City's Administrative Manual: Street, Alley and Walkway Vacation Procedures. (Ord. 6966 §1, 2007)

Exhibit “126”

Chapter 19.895

ROOM RENTAL PERMIT

19.895.010 Purpose.

19.895.020 Procedures.

19.895.010 Purpose.

The purpose of this Chapter is to provide a procedure to permit owners of single-family residences/dwellings to rent a room or rooms to more than two but not to exceed four individuals through a room rental permit process. The Room Rental Permit is only applicable to the RR, RE and R1 Zones. (Ord. 7222 §6, 2013)

19.895.020 Procedures.

The following procedures apply to applications for a Room Rental Permit:

A. Application

Owners of a single family residence/dwelling wishing to rent a room or rooms to more than two, but not more than four individuals shall make written application to the Zoning Administrator, including all the material deemed necessary to demonstrate compliance with the provisions for this use in Chapter 19.520 (Rental of Rooms), including, a signed copy of the Room Rental Permit Agreement to meet the requirements for additional rentals.

B. Approval

Upon receipt of a complete application, the Community & Economic Development Director or their designee shall grant the permit if all requirements of Chapter 19.520 (Rental of Rooms) are met. The Community & Economic Development Director or their designee shall approve the application unless findings are made that the approval would otherwise adversely affect the residential character of the neighborhood.

C. Renewal

A Room Rental Permit Agreement is effective for a period of one year from the date of issuance and is required to be renewed on an annual basis thereafter. Renewal of a Room Rental Permit Agreement is subject to the Room Rental Permit Requirements of this Chapter.

D. Appeal

Any person may appeal the decision of the Community & Economic Development Director to the Planning Commission. A notice of public hearing for the appeal shall be provided pursuant to Section 19.670.030.

The decision of the Planning Commission may be appealed to the City Council. In the event of an appeal to the Planning Commission or City Council notice shall be given in the same manner as the Planning Commission appeal. The decision of the City Council shall be final.

E. Revocation.

Three or more violations of any of the operational requirements of Section 19.520.030.B (Operation and Development Standards) including extraordinary police service or response complaints as defined by Chapter 9.60 of the Riverside Municipal Code or citations for violations related to noise or property use or maintenance within any running twelve-month period, shall be grounds for revocation of the Room Rental Permit Agreement. Refer to Section 19.700.020 for revocation procedures.

A revoked Room Rental Permit Agreement may not be reissued for a minimum of one year from the revocation date. If a Room Rental Permit Agreement issued to the same owner for the same property is revoked a second time a Room Rental Permit Agreement may not be reissued for the subject property as long as it belongs to the same owner. (Ord. 7222 §6, 2013)

Exhibit “129”

Chapter 19.900

STREET NAME CHANGE

- 19.900.010 Purpose.**
- 19.900.020 Initiation of Street Name Change.**
- 19.900.030 Procedures.**
- 19.900.040 Street Name Change Criteria.**

19.900.010 Purpose.

The purpose of this Chapter is to establish procedures to change street names that may be perceived to be confusing, that are displeasing to property owners, or that are duplicated elsewhere in the City. (Ord. 7163 §3, 2012)

19.900.020 Initiation of Street Name Change.

A Street Name Change may be initiated in any one of the following manners:

- A. Upon minute action of the City Council.
- B. Upon minute action of the Planning Commission.
- C. Upon application by 51% of the adjacent and affected property owners requesting the Street Name Change. (Ord. 7163 §3, 2012)

19.900.030 Procedures.

- A. General Process
 - 1. Requests shall be processed in conformance with the discretionary processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.

B. Voting/Approval Requirement

Approval of a Street Name Change requires the affirmative vote of a majority of the Planning Commission members present and voting. The Planning Commission's denial of a Street Name Change is final unless appealed to the City Council. If approved by the Planning Commission or appealed to the City Council, the City Council is the final approving authority. A simple majority vote of the City Council is required for approval. (Ord. 7163 §3, 2012)

19.900.040 Street Name Change Criteria.

In concurrence with the United States Post Office and the Riverside Fire Department, the Planning Division will use the following criteria in evaluating a proposed street name. The Planning Division will assign an appropriate suffix or prefix to proposed street names, such as "Drive," "Way," "Place," "Avenue," "Boulevard," "Camino," "Via," or "Calle."

- A. The first and last names of living persons shall not be permitted.
 - B. Proposed street names that are similar sounding or that have a similar spelling to existing street names shall not be permitted. This is applicable to existing streets found in:
 - 1. The City of Riverside;
 - 2. The Riverside postal service area, including Rubidoux, Pedley, Glen Avon, Highgrove, Woodcrest, Glen Valley, Lake Hills, March Air Reserve Base, and certain other nearby unincorporated areas; and
 - 3. Within five (5) miles of the City of Riverside city limits, including portions of the Cities of Corona, Norco, Perris, or Moreno Valley.
 - C. Obscene, frivolous, egotistic, or otherwise inappropriate names shall not be permitted.
 - D. To the extent possible, short names of five (5) letters or less shall be used for short streets or cul-de-sacs of 300 feet or less in length.
 - E. Proposed street names that are too difficult to pronounce or spell shall not be permitted."
(Ord. 7163 §3, 2012)
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Exhibit “12: ”

ARTICLE X: DEFINITIONS

19.910.010	Purpose and Applicability.
19.910.020	“A” Definitions.
19.910.030	“B” Definitions.
19.910.040	“C” Definitions.
19.910.050	“D” Definitions.
19.910.060	“E” Definitions.
19.910.070	“F” Definitions.
19.910.080	“G” Definitions.
19.910.090	“H” Definitions.
19.910.100	“I” Definitions.
19.910.110	“J” Definitions.
19.910.120	“K” Definitions.
19.910.130	“L” Definitions.
19.910.140	“M” Definitions.
19.910.150	“N” Definitions.
19.910.160	“O” Definitions.
19.910.170	“P” Definitions.
19.910.180	“Q” Definitions.
19.910.190	“R” Definitions.
19.910.200	“S” Definitions.
19.910.210	“T” Definitions.
19.910.220	“U” Definitions.
19.910.230	“V” Definitions.
19.910.240	“W” Definitions.
19.910.250	“X” Definitions.
19.910.260	“Y” Definitions.
19.910.270	“Z” Definitions.

Chapter 19.910

DEFINITIONS

19.910.010 Purpose and Applicability.

For the purposes of the Zoning Code, certain words, phrases and terms used herein shall have the meaning assigned to them by this Article, except that definitions derived from State and Federal regulations that are referenced herein shall have the meaning contained in the referenced regulations.

For general terminology used throughout the Zoning Code, refer to Section 19.060.030.A (Rules and Interpretations – Terminology). For terminology used in the Zoning Code but not defined in this Title, the definitions used elsewhere in the Riverside Municipal Code, the Uniform Building Code or accepted dictionaries of the English language shall govern. (Ord. 6966 §1, 2007)

19.910.020 “A” Definitions

Abandon

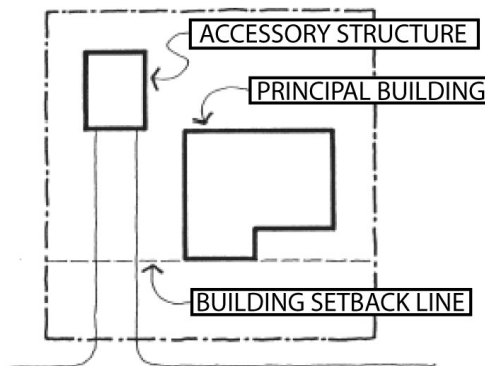
To cease to use, operate or occupy.

Abandoned sign

See [sign, abandoned](#).

Accessory building or structure

A building, part of a building or structure, portable building including a cargo container, pool, spa fence or wall that is subordinate to, and the use of which is incidental to, that of the main building, structure or use on the same lot.



Accessory dwelling unit

See [dwelling unit, accessory](#).

Accessory living quarters

See [dwelling unit, accessory](#).

Accessory Use

A use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.

Acoustical Structure

Means a structure that would reduce noise emitted so as to be consistent with Title 7 - Noise Control of the Municipal Code

Acreage, gross	The total land area in acres within a defined boundary including any area for public rights-of-way, public streets and dedications of land for public use. <i>See definition in the General Plan.</i>
Acreage, net	That portion of gross acreage exclusive of public streets, rights-of-way and dedications of land for public uses. <i>See definition in the General Plan.</i>
Actual cost of removal	Means the cost incurred by the City for all costs associated with removal of private party signs from City-owned property and the public right-of-way, including City staff time as calculated and described in the City Fees and Charges Study and related Fees and Charges Schedule for City Services. (P07-0313)
Adult arcade	See 9.40.020 .
Adult bookstore	See 9.40.020 .
Adult cabaret	See 9.40.020 .
Adult Day Care Facility	See Day Care Facility – Adult
Adult Day Care Home	See Day Care Home – Adult
Adult hotel/motel	See 9.40.020 .
Adult motion picture theater	See 9.40.020 .
Adult theater	See 9.40.020 .
Adult-oriented business	Any business as defined in Chapter 19.250 of the Zoning Code and Chapter 9.40 of Title 9.
Advertising statuary	See sign, advertising statuary .
Agricultural field office	A building or mobile coach used to perform administrative and support services associated with the conducting of commercial agricultural enterprises on- or off-site, said services including bookkeeping, telephone and mail contact, employee dispatching and meeting, security and similar activities, but excluding residential use. This definition does not include similar uses conducted in the residence or a Agricultural field office permitted accessory building by the occupant of an agricultural property for the management of agriculture principally on that property.
Agricultural stand	In the RA-5 Zone, a stand for the sale of agricultural products produced or raised on the same premises.

Agricultural use

The use of land for the commercial or non-commercial purpose of planting, growing, raising, and harvesting of crops, livestock, or poultry; all of which shall be subject to any applicable state license, to a conditional use permit where required under this Code, and to the limitations and exclusions presented in this definition or as set forth for specific zones created under this Code.

"Planting, growing, raising, and harvesting" as applied to crops shall not be understood or construed to include milling, mulching, recycling, or other processing treatment of any kind.

Alcohol & drug free residential recovery home (sober living home)

"Alcohol and drug free residential recovery home" and "sober living home," shall mean the use of a residential, dwelling structure or unit for a cooperative living arrangement to provide an alcohol and drug free environment for persons recovering from alcoholism or alcohol and/or drug abuse who seek a living environment in which to remain clean and sober; and which demonstrates each of the following identifying characteristics that shall serve to distinguish the alcohol and drug free residential recovery home and sober living home, as a use of residential property, from similar land uses such as drug treatment facilities or community case facilities that are subject to state licensing requirements and from all other uses of residential property:

1. All residents, including live-in managers, operators, or owners, are recovering from alcohol and/or drug abuse;
2. All residents actively participate in legitimate programs, including, but not limited to, Alcoholics Anonymous (AA) or Narcotics Anonymous (NA) programs, and maintain current records of meeting attendance;
3. All owners, managers, operators, and residents observe and promote a "zero tolerance" policy regarding the consumption or possession of alcohol and controlled substances, except for prescription medications obtained and used under direct medical supervision;
4. There is a written policy dealing with the use of drugs or alcohol;
5. Owners, operators, managers and residents do not provide on-site any of the following services as they are defined by Section 10501(a)(6) of Title 9, California Code of Regulations:
 - a. detoxification;
 - b. educational counseling;
 - c. individual or group counseling sessions;
 - d. treatment or recovery planning;
 - e. treatment or recovery planning;

6. The number of residents subject to the sex offender registration requirements of Penal Code Section 290 does not exceed the limit set forth in Penal Code Section 3003.5, and does not violate the distance provisions set forth in Penal Code Section 3003;
7. Residents do not require non-medical care and/or supervision as those terms are defined at Health & Safety Code Section 1503.5 and Section 80001(c)(3) of Title 22 of the California Code of Regulations;
8. The operators and/or residents maintain current membership in a recognized nonprofit organization of sober living homes that provide a credible quality assurance service for applicants or members or have received a sober living home certification from the State of California Department of Alcohol and Drug Programs; and
9. Owners, managers, operators, and residents ensure that the property and its use comply with all applicable state and local laws.

Alcohol or Drug Abuse Recovery or Treatment Facility

Any facility, building or group of buildings which maintained and operated to provide 24-hour residential nonmedical alcoholism or drug abuse recovery or treatment services.

Alcohol Sales - Off-site

The sale of beer and wine (off-sale beer and wine) or of all types of alcoholic beverages, including beer and wine (off-sale general), in their original, sealed containers for consumption off the premises.

Alcohol Sales - On-site

The sale of beer and wine (on-sale beer and wine) or of all types of alcoholic beverages, including beer and wine (on-sale general), for consumption on the premises.

Alley

A public or City approved private way permanently reserved as a secondary means of access to abutting property.

Animal, domestic

A small animal of the type generally accepted as a pet, including dog, cat, rabbit, songbird, rodent, and the like, but specifically excluding chickens, ducks, geese, hoofed animals, swine (except pot-bellied pigs) and any other non-domestic animal.

Animal, Non-domestic

Any animal other than a domestic animal typically kept in a coop, corral, stable, or pen, including but not limited to equine (e.g., horses, donkeys and llamas), bovine, porcine and ratite (e.g., ostrich, emu and rhea) species and any variety of fowl.

Antenna

A system of wires, poles, rods, reflecting discs or similar devices used for the transmission, reception or both of electromagnetic radiation waves.

Antenna, amateur radio	Any antenna used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communication Commission (FCC).
Antique Store	A place offering, antiques for sale. An antique, for the purposes of this Code, shall be a work of art, piece of furniture, decorative object, or the like, of or belonging to the past, at least 30 years old.
Apartment house	Any building, or portion thereof, that is designed, built, rented, leased, let or hired out to be occupied, or that is occupied as a home or residence of two or more households living independently of each other and doing their own cooking in an independent unit of said building, and shall include flats and apartments. See also dwelling unit, multi-family .
Apartment project, community	See community apartment project .
Apartment unit	See dwelling unit, efficiency .
Approving Authority	The designated authority responsible for the review and action on land use and development permits and approvals.
Appurtenance	A subordinate or adjunct portion of a structure.
Arcade	An establishment containing four or more electronic amusement devices, such as video games, pinball machines, internet computer cafes and the like. This definition shall not apply to restaurants or recreational premises, such as bowling alleys or skating rinks, where an arcade is clearly incidental to the primary use and providing less than 25% of its gross revenue.
Architectural element	A design element incorporated into a freestanding sign for the purpose of making the sign reflect the architecture of the building(s) that house(s) the establishments(s) it identifies.
Area of a sign	See sign, area .
Article of information	See sign, article of information .
Articulation	Clear and distinct separation between design elements such as materials, walls and architectural details. <i>See definition in Citywide Design Guidelines.</i>

Assemblies of People - Entertainment	A use or indoor facility that provides for the gathering of more than 10 people on a regular or intermittent basis, whereby the purpose of the use or facility is to provide passive or active entertainment - for a fee or for no fee - for those people so assembled. Examples include but are not limited to assembly halls, banquet halls, live theaters, movie theaters, sports facilities, exhibitions and convention halls, auditoriums not associated with another primary permitted use and dance facilities. (See also Entertainment – Incidental).
Assemblies of People - Non-Entertainment	A use or indoor facility that provides for gathering of more than 10 people on a regular or intermittent basis, whereby the purpose of the use or facility is to provide a location for meetings or congregations for those people so assembled. Examples include but are not limited to religious assemblies, clubs, fraternal service organizations and similar activities not including schools. (Ordinance No. 6919)
Assemblies of People - Non-Entertainment - Storefront	An assemblies of people - non-entertainment located within an existing building in a multi-tenant <u>industrial, commercial</u> or <u>office</u> complex where such tenant space does not exceed 4,000 square feet.
Assembly hall	A structure for groups of people to gather for an event or regularly scheduled program. Places of public assembly include but are not limited to arenas, religious institutions, lecture halls, banquet facilities and similar facilities.
Assisted living facility	A special combination of housing, supportive services, personalized assistance and health care designed to respond to the individual needs of persons who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational and other facilities with separate bedrooms or living quarters, where the emphasis of the facility remains residential. <i>See definition in General Plan.</i>
Association	A nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.
Attic	The uninhabitable space between the upper surface of the top floor and the roof above. An attic is not a covered story.
Auction house	A business operating either as a full time enterprise or temporary use, involved in the public sale of property to the highest bidder.
Auditorium	A stand-alone room, hall, or building used for public gatherings. For the purpose of this definition, an auditorium associated with a permitted educational facility is not considered a stand-alone room, hall, or building.
Auxiliary dwelling unit	See dwelling unit, auxiliary .

Average natural slope

The average natural inclination of the ground surface of a lot or parcel expressed as a percent and as measured by the following formula:

$$S = \frac{0.002296 \times l \times L}{A}$$

Where:

S = average natural slope in percent
l = natural contour interval in feet
L = length of natural contours in feet
A = acres of property (parcel of record existing on November 13, 1979)
0.002296 = constant that converts square feet into acres and expresses slope in percent

The average natural slope shall be computed from photogrametric maps, grading permit plans and other data or evidence approved by the Public Works Department.

Aviary

Any place where more than 15 domestic and/or non-domestic birds are kept outside.

(Ord. 7235 §22, 2013; Ord. 7158 §17, 2012; Ord. 7110 §5, 2011; Ord. 6985 §1, 2008; Ord. 6966 §1, 2007)

19.910.030 “B” Definitions.**Bachelor unit**

See [dwelling unit, efficiency](#).

Bail bonds facilities

A facility that provides bail bonds, documents that ensure to the court system that a person facing charges, and who typically is in jail, will appear for future court appointments if released.

Banner

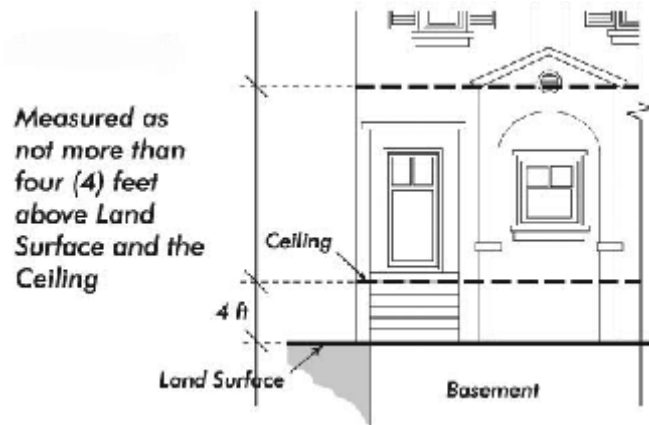
See [sign, banner](#).

Bar

An area primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.

Basement

A building story partly or totally underground. For purposes of building height regulations contained in this Title, a basement is not considered a story if the ceiling of the basement is four feet or less above the elevation of the lowest point of the surface of the land at the perimeter of the structure.

**Bathroom**

A room equipped with a toilet, sink and shower or bathtub.

Bathroom, Half

A bathroom which contains only a toilet and sink, and does not contain a bathtub or shower.

Batting cages

A structure that needs to comply with all Code requirements (i.e., setbacks, design of light standards).

Bed and breakfast inn

A building or buildings originally constructed for residential purposes, managed and occupied by the owner of record for the property, in which paying guests may be lodged, including meal service, for up to 30 days.

Bedroom

Any habitable room, with or without a closet, along an exterior wall, regardless of its designation on building plans that functions as, or may function as, a sleeping quarters and meets the minimum requirements of the Uniform Building Code for sleeping quarters or bedrooms. Offices, dens, studies, studios, lofts, game rooms, and any other conditioned rooms along an exterior wall will be considered to be bedrooms. This definition does not include living rooms, family rooms, dining rooms, kitchens, foyers, or bathrooms.

Bench sign

See [sign, bench](#).

Beer

See [brewery, beer](#)

Beverage container

Any individual bottle, can, jar, carton or similar receptacle that is redeemable pursuant to the California Beverage Container Recycling and Litter Reduction Act of 1986 and any other aluminum beverage container.

Beverage container, recycling facility

See [recycling facility, beverage container](#).

Billboard	See <u>sign, billboard</u> .
Billiard Parlors	A building or portion thereof having within its premises three or more pool tables or billiard tables, or combination thereof, regardless of size, and whether activated manually or by the insertion of a coin, token or other mechanical device.
Block	An area of land within a subdivision entirely bounded by streets, or bounded in part by streets and in part by the exterior boundary of the subdivision. <i>See definition in Title 18.</i>
Boardinghouse	The rental of a residence/dwelling, other than a hotel/motel/long-term stay, wherein a room or rooms, with or without individual or group cooking facilities, are rented to five or more individuals under separate rental agreements or leases, either written or oral, or implied, with an owner; an owner's agent, representative or manager; a tenant; resident; or occupant; whether or not an owner, an owner's agent, representative or manager, or family thereof is in residence. The definition does not include <u>assisted living facility</u> where medical services are involved or <u>group housing or homes</u> .
Boarding of Animals	Any kennel where pet animals owned by another person are temporarily boarded for pay, trade, barter, commission or remuneration of any sort; provided, however, this definition shall not apply to zoos or to animal hospitals operated by veterinarian duly licensed under the law
Body piercing	The creation of an opening in the body of a human being for the purpose of inserting jewelry or other decoration. This includes, but is not limited to, piercing of an ear, lip, tongue, nose, naval or eyebrow. Body piercing does not include piercing an ear with a disposable single-use stud or solid needle that is applied using a mechanical device to force the needle or stud through the ear a method commonly used in jewelry and department stores to pierce ears.
Brew-On-Premises	See <u>brewery, brew-on-premises</u> .
Brewpub	See <u>brewery, brewpub</u> .
Brewery	A facility that produces beer.
Brewery, Beer	An alcoholic beverage obtained by the fermentation of any infusion or decoction of barley, malt, hops, or any other similar product, or any combination thereof in water, and includes ale, porter, brown, stout, lager beer, small beer, and strong beer but does not include sake, known as Japanese rice wine. (Section 23006 Business and Professions Code)

Brewery, Brew-On-Premises

A do-it-yourself brewery (facility) where customers produce craft style beer or wine on the premises of a brewery or microbrewery. Clients may purchase the ingredients, rent the equipment, time and space, and are provided assistance by the on-site brewmasters. Beer brewed and/or Wine made by a customer may not be sold and must be used by the customer for personal or family use.

Brewery, Brewpub

A restaurant with a microbrewery as an accessory use where the beer it produces is sold in draft form exclusively at its own premises. This operation may sell other supplier's beer, including other hand - crafted or micro - brewed beers as well as wine to patrons for consumption on its premises. The premises is defined as a "bona fide public eating place" by the State of California Department of Alcoholic Beverage Control. Off-sale of alcoholic beverages shall be limited to beers brewed on-site.

Brewery, Distilled Spirits

An alcoholic beverage obtained by the distillation of fermented agricultural products, and includes alcohol for beverage use, spirits of wine, whiskey, rum, brandy, and gin, including all dilutions and mixtures thereof. (Section 23005 Business and Professions Code).

Brewery, Distillery

A facility which manufactures distilled spirits.

Brewery, Homebrew

The manufacturing of beer for personal or family use, not for sale, within a private residence by a person over 21 years of age. The aggregate amount of beer with respect to any household shall not exceed the limits established by Section 23356.2 Business and Professions Code, currently (1) 200 gallons per calendar year if there are two or more adults in the household or (2) 100 gallons per calendar year if there is only one adult in the household.

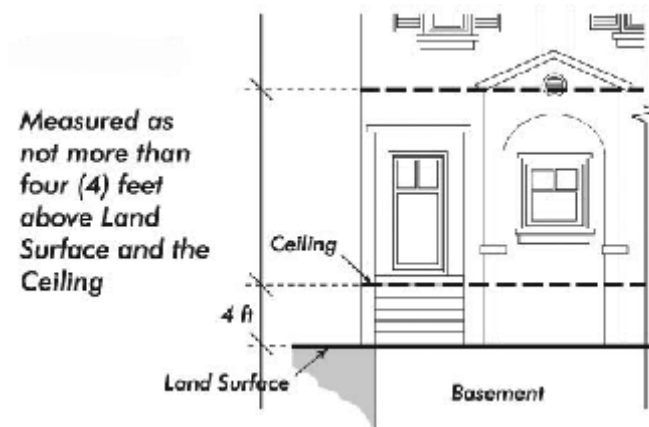
Brewery, Micro-brewery

A small-scale brewery (facility) that produces 15,000 barrels of beer per year or less. Its beer products are primarily intended for local and/or regional consumption. These operations are solely dedicated to the production of specialty or craft beers.

Brewery, Wine

An alcoholic beverage obtained from normal alcoholic fermentation of the juice of sound ripe grapes or other agricultural products containing natural or added sugar or any such alcoholic beverage to which is added grape brandy, fruit brandy, or spirits of wine, which is distilled from the particular agricultural product or products of which the wine is made and other rectified wine products and by whatever name and which does not contain more than 15 percent added flavoring, coloring, and blending material and which contains not more than 24 percent of alcohol by volume, and includes vermouth and sake, known as Japanese rice wine. (Section 23007 Business and Professions Code)

Brewery, Winery	A facility that engaged in the conversion of grapes, berries, or other fruit into wine and is engaged in the production of wine.
Building	See the definition of “building” as defined in Title 16 .
Building area	The sum in square feet of the ground area occupied by all buildings and structures on a lot.
Building coverage	A percentage figure referring to that portion of a lot covered only with principal and accessory buildings.
Building frontage	See frontage, building .
Building height	The vertical distance measured from the highest point of the roof or parapet wall of the uppermost story to the average elevation of the highest and lowest point of the ground covered by the foundation of the building.



Building line	See setback building line, front , setback building line, rear or setback, building line, side .
Building Materials Supply Stores (Wholesale with Ancillary Retail Sales)	Any facility specializing in the wholesale of building and construction materials (e.g. lumber, irrigation, plumbing, electrical, etc.) with ancillary retail sales in an area not to exceed 20,000 square feet or 50% of the total area of the primary building or lease space, whichever is less.
Building pad	A relatively flat site, having a grade of five percent or less, that is designed to be occupied by buildings and is prepared by artificial means, including grading, excavating, filling or any combination thereof.
Building principal	See principal, building .
Building projection	Part of a building or structure that is allowed to encroach into the required setback.
Building setback line, front	See setback building line, front .
Building setback line, rear	See setback building line, rear .

Building setback line, side	See setback, building line, side .
Building sign	See sign, building .
Building site	See site, building .
Building story	See story, building .
Building wall	The vertical, exterior surface of a building or structure. See <i>definition in Design and Sign Guidelines</i> . For purposes of Chapter 19.620 (General Sign Provisions) and Chapter (19.625 Private Party signs on City-Owned Property and the Public Right-of-Way) an exterior building wall is any wall or element that defines the exterior boundaries or courts of a building and that has a slope of 60 degrees or greater with the horizontal plane.
Bulk storage	The warehousing of materials or finished goods in an enclosed structure.
Business day	A day on which City Hall is open to the public.
Bus Stop	A bus stop is generally characterized as a single point of access to and from a local bus line that stops to pick up or deposit passengers at regular and generally short time periods or headways, and is not completely enclosed.
Bus terminal	A passenger station for publicly or privately operated bus lines. A bus terminal is generally a major destination point and characterized as a transfer point between local bus lines or other modes of transportation and intercity and interstate bus operations. A bus terminal may or may not include indoor operational facilities. A bus stop is not a bus terminal.
Business	Any lawful commercial endeavor to engage in the manufacturing, purchase, sale, lease or exchange of goods and/or the provision of services.
Buy-back recycling center	See recycling center, buy-back .

19.910.040 “C” Definitions

California beverage container recycling center	See recycling center, California beverage container .
Canopy	A fixed overhead shelter used as a roof that may or may not be attached to a building. See <i>definition in Design and Sign Guidelines and the Downtown Specific Plan</i> .
Canopy sign	See sign, canopy .
Caretaker living quarters, agricultural	A dwelling unit located on a property that is a subsidiary use to the principal dwelling unit situated on that property

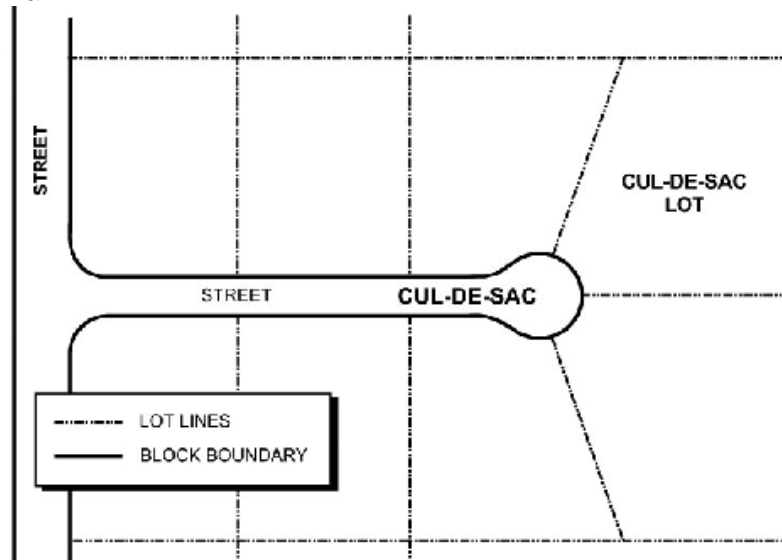
Caretaker living quarters, dwelling unit	A single-family dwelling unit accessory to an agricultural, professional, commercial or industrial use for occupancy by the owner/caretaker.
Caretaker living quarters, during construction	Temporary living quarters located on a property whereon a building permit has been lawfully issued to construct a permanent building. The temporary quarters may be used for residential or sleeping purposes during construction and may be situated in a trailer, motor home or mobile home.
Cargo container	A standardized, reusable vessel that is or appears to be: (1) originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; or (2) designed for or capable of being mounted or moved on a rail care; or (3) designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship.
Carport	An accessory building open on at least one side designed or used for shelter or storage of vehicles.
Carwash	See vehicle wash facility .
Cemetery	Any property used for the burial or internment of the dead, including crematories, mausoleums, columbaria, mortuaries or chapels operated in connection with and located within the cemetery grounds.
Center, multi-tenant site or center	See complex, commercial .
Center, shopping	Same as complex, commercial .
Check cashing facilities	A person or business that for compensation engages, in whole or in part, in the business of cashing checks, payday advances, warrants, drafts, money orders or other commercial paper serving the same purpose. "Check cashing facilities" do not include a State or Federally chartered bank, savings association, credit union or industrial loan company. "Check cashing facilities" do not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cash checks or issue money order for minimum flat fee as a service that is incidental to its main purpose or business.
Child care center	See day care center .
Christmas tree lot	A retail sales operation, generally conducted wholly outdoors, that offers for sale on a temporary, limited basis Christmas trees and related holiday items such as wreaths and Christmas tree stands.
Church	See religious assembly .

Circus	A temporary outdoor amusement center, either involving use of special purpose equipment or conducted by professional operators, or both, and where activities include such things as rides, exhibitions, food service, sales or small-scale games.
Clear visibility triangle	An area of clear cross-visibility at an intersection unobstructed by structures or landscaping. Clear-visibility triangles are located at any corner formed by the intersection of two streets. The required clear cross-visibility area shall be a triangle having two sides fifteen-feet long extending along the curb line of each street.
Clinic, medical or dental	As used in this Title, "clinic" is defined in Sections 1200-1209 (California Health and Safety Code). A clinic is an organized outpatient health facility that provides direct medical, surgical, dental, optometric, podiatric, psychological advice, services, or treatment to patients who remain less than 24 hours, and that may also provide diagnostic or therapeutic services to patients in the home as an incident to care provided at the clinic facility.
Closet	An ancillary area within a dwelling that is clearly intended for storage.
Club	A nonprofit association of persons who are bonafide members paying dues, use of premises being restricted to members and their guests, but not including "nightclub" groups organized primarily to render a service that is customarily carried on as a business.
Coach, commercial	See commercial coach .
Combustible	See Fire Code.
Commerce	See business .
Commercial coach	A vehicle with or without motive power designed and equipped for human occupancy for professional, commercial or industrial purposes, including a mobile home.
Commercial complex	See complex, commercial .
Commercial mascot	A person or animal costumed or decorated to function as a commercial advertising device. Includes sign twirlers, sign clowns and persons or animals holding or supporting signs.
Commercial message	See message, commercial .
Commercial speech	See message, commercial .
Commercial sign	See sign, commercial .

Commercial storage	A commercial land use consisting of the rental of space for the storage of personal property (mini-warehouse or self-storage) and the storage of recreational vehicles. An industrial warehouse is not considered commercial storage.
Common area	Land amenities, parts of buildings, central services and utilities and any other elements, facilities or spaces owned and used by all unit owners and designated in the master deed as common elements.
Common Living Area	A common area or communal space within a residential unit that is intended to be shared by all occupants. Common Living Area is the Dwelling Area of a structure, not including hallways, storage areas, bathrooms, and bedrooms.
Common interest development	Any of the following: 1) a community apartment project; 2) a condominium project; 3) a planned development; or 4) a stock cooperative.
Common usable open space	Open areas within a multiple-family or planned residential development project that are to be used for scenic, landscaping or recreational purposes by all the residents of the project. Common usable open space does not include land occupied by streets, driveways, parking areas, service areas, discrete landscape planters or required front and street side yards; provided, however, that land occupied by recreational structures and facilities may be counted as common usable open space.
Community apartment project	A development in which an undivided interest in land is coupled with the right of exclusive occupancy of any apartment located thereon (California Civil code § 1351 (d)). <i>See definition in Title 18.</i>
Community & Economic Development Director	The individual designated to act as the Administrator for certain matters according to the procedures set forth in the California Government Code and this Title.
Complex, commercial	A group of three or more commercial uses on a single parcel or contiguous parcels that function as a common commercial area including those which utilizing common off-street parking and access.
Complex, industrial	A group of three or more industrial uses on a single parcel or contiguous parcels, that function as a common industrial area including those which utilizing common off-street parking and access.
Complex, office	A group of two or more office uses on a single parcel or contiguous parcels, that function as a common office area including those utilizing common off-street parking and access.

Conditional use	A use that, because of special requirements or characteristics, may or may not be allowed in a particular zoning district only after review by the Approving Authority and the granting of conditional use permit approval imposing such conditions as necessary to make the use compatible with other uses permitted in the same zone or vicinity. Conditional use permits are issued for uses of land and may be transferrable from one owner of the land to another.
Conditional use permit	A discretionary permit issued by the City authorizing establishment and operation of a conditional use at a particular location.
Condominium	An estate in real property consisting of an undivided interest in common in a portion of a parcel in real property, together with a separate interest in the space in a residential, industrial or commercial building on such real property such as an apartments, office or store. <i>See definition in Title 18 and the General Plan.</i>
Condominium conversion	The conversion and/or subdivision of a single-ownership parcel of existing improved real property into a form of ownership for residential, commercial or industrial purposes involving the right of exclusive occupancy or separate ownership of individual units, including but not limited to condominiums, community apartments, stock cooperatives or planned unit developments. This includes any single-ownership parcel whose individual units are presently or at any time in the past were rented or leased individually. <i>See definition in Title 18 and the General Plan.</i>
Condominium project	A development consisting of condominium units established in conformance with State law. <i>See definition in Title 18 and the General Plan.</i>
Condominium subdivision plan	The drawings attached to the master deed for a condominium subdivision project that describe the size, location, area, horizontal and vertical boundaries, and volume of each condominium unit contained in the condominium subdivision project as well as the nature, location and size of common elements. <i>See definition in Title 18.</i>
Construction caretaker housing	See caretaker living quarters during construction .
Construction period sign	See sign, construction period .
Convalescent home	A facility that provides nursing services and custodial care on a 24-hour basis for individuals who for reasons of illness, physical infirmity or advance age, require such services.
Convenience store	See store, mini-mart .

Convenience zone	Any geographic area designated by the California Department of Conservation as requiring the presence of one or more recycling facilities, mobile recycling units or reverse vending machines pursuant to the California Beverage Container Recycling and Litter Reduction Act of 1986.
Corner lot	See lot, corner .
Corridor access lot	See lot, flag .
Court	An uncovered area partly or wholly enclosed by buildings or walls and used primarily for supplying access, light, and air to abutting buildings.
Covenants, conditions and restrictions (CC&RS)	A set of private agreements written and agreed to by a group of property owners that sets down certain rules and regulations governing the development and use of their properties. The CC&R's may also reflect certain conditions and restrictions imposed and enforced by the City.
Crowing Fowl	Means any rooster, peacock, goose, duck, guinea fowl, or any other fowl which by their sound or cry unreasonably disturb the peace and quiet of the neighborhood.
Crowing Rooster	Means any male chicken two (2) months of age or older.
Cul-de-sac	A street having only one outlet for vehicular traffic and ending in a turnaround. <i>See definition in Title 18 and the General Plan.</i>



Curb line	The line of the face of a curb nearest to the street or roadway.
Cyber café	See arcade .

19.910.050 “D” Definitions

Day care center - child	A child day care facility other than a family day care home, including infant centers, extended day care facilities and school-age child care centers. (see California Health and Safety Code Section 1596.76).
Day care center - Adult	A facility that provides supervision and non-medical care for more than 6 adults, including elderly persons, on a less than 24-hour basis.
Day care home - adult	A home that provides supervision and non-medical care to 6 or fewer adults, including elderly persons, in the provider’s own home, on a less than 24-hour basis.
Day care home, family	A home that regularly provides care, protection and supervision for fourteen (14) or fewer children, in the provider's own home, for periods of less than 24 hours per day, while parents or guardians are away, and is either a large family day care home or a small family day care home (see California Health and Safety Code Section 1596.78 a).
Day care home, large family	<p>A home that provides family day care for seven (7) to twelve (12) children, inclusive, including children under the age of ten (10) years who reside at the home and can go up to fourteen (14) children if all of the following conditions are met:</p> <ol style="list-style-type: none">(1) At least one (1) child is enrolled in and attending kindergarten or elementary school and a second child is at least six (6) years of age.(2) No more than three (3) infants are cared for during any time when more than twelve (12) children are being cared for.(3) The licensee notifies a parent that the facility is caring for two additional school-age children and that there may be up to thirteen (13) or fourteen (14) children in the home at one time.(4) The licensee obtains the written consent of the property owner when the family day care home is operated on property that is leased or rented (see California Health and Safety Code Section 1596.78 b and Section 1597.465).

Day care home, small family

A home that provides family day care for up to six (6) children, including children under the age of ten (10) years who reside at the home and can go up to eight (8) children in all of the following conditions are met:

- (1) At least one (1) child is enrolled in and attending kindergarten or elementary school and a second child is at least six (6) years of age.
- (2) No more than two (2) infants are cared for during any time when more than six (6) children are cared for.
- (3) The licensee notifies each parent that the facility is caring for two (2) additional school-age children and that there may be up to seven (7) or eight (8) children in the home at one time.
- (4) The licensees obtain the written consent of the property owner when the family day care home is operated on property that is leased or rented (see California Health and Safety Code Section 1596.78 c and Section 1597.44).

Department store

See [store, department](#).

Design flood

See [flood, design](#).

Designated floodway

See [floodway, designated](#).

Development

As used in this Title, "Development" has the meaning of Section 65927 (California Government Code or CGC) and is also any human-caused change to improved or unimproved real estate that requires a permit or approval from any agency of the City or County, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations and storage of materials. "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations that are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511 of the Public Resources Code). As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. "Development" does not mean a "change of organization", as defined in Section 56021 (CGC) or a "reorganization", as defined in Section 56073 (CGC). *See definition in the General Plan.*

Development Review Committee

The Development Review Committee (DRC) is comprised of representatives from various City Departments having Approval Authority for certain development projects, pursuant to the Riverside Municipal Code. The DRC includes the City Planner, Building Official, and City Engineer or designee(s), as well as representatives from Public Utilities, Parks and Recreation, Police and Fire Departments. The DRC also serves as a recommending body to the Planning Commission on applications for discretionary land use entitlements. The DRC shall be chaired by the City Planner or designee.

Directional sign

See [sign, directional](#).

Directory sign

See [sign, directory](#).

Discretionary decision	Decisions that require the exercise of judgment or deliberation when the Approving Authority decides to approve or disapprove a particular activity, as distinguished from situations where the City individual, Board, Committee, Commission or Council merely has to determine whether there has been conformity with applicable statutes, ordinances or regulations.
Distilled Spirits	See <u>brewery, distilled spirits</u> .
Distillery	See <u>brewery, distillery</u> .
Domestic animal	See <u>animal, domestic</u> .
Donation collection bin	An outdoor receptacle made of metal, steel or a similar product, designed to allow the general public to donate unwanted but reusable items for charitable purposes.
Dormitory	A building intended or used principally for sleeping accommodations where such building is related to an educational or public institution, including religious institutions.

Downtown Arts and Entertainment District

An area intended to serve as a major, concentrated center of cultural and entertainment uses serving the City and surrounding communities. It consists of all commercially zoned land within an area bounded by properties south of Third Street, west of State Route 91 (the Riverside Freeway), north of properties fronting both sides of Fourteenth Street and east of properties fronting both sides of Market Street.



- | | |
|----------------------------------|--|
| Drive-thru business | A business (such as a bank or restaurant) that is designed so that customers can be served while remaining in their cars. |
| Driveway | A private roadway providing access for vehicles to a parking space, garage, dwelling or other structure. <i>See definition in Title 18.</i> |
| Driveway, Hollywood | Driveway with a middle planting strip to minimize paved access. <i>See definition in the Downtown Specific Plan.</i> |
| Drop-off recycling center | See recycling center, drop-off . |
| Drug store | A business where drugs, medicines and other sundries are dispensed and sold. |
| Dwelling | A building or portion thereof designed for or occupied exclusively for residential purposes, including single-family and multiple family dwellings, but not including hotels, motels, boarding and lodging houses. |

Dwelling Area	The total combined floor area of a Dwelling Unit intended for human habitation. Dwelling Area shall not include garages, carports, patios, sheds, or other similar spaces.
Dwelling unit	Two or more rooms in a dwelling designed for or occupied by one family for living or sleeping purposes and having only one kitchen. <i>See definition in the General Plan.</i>
Dwelling unit, accessory	Living quarters within an accessory building located on the same premises with the main building, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling.
Dwelling unit, auxiliary	A dwelling unit located on a property zoned for single-family residential use that is subsidiary to the primary dwelling unit situated on that property.
Dwelling unit, caretaker	See caretaker living quarters .
Dwelling unit, efficiency	One room with kitchen facilities and with a private bath designed for occupancy by one household.
Dwelling unit, manufactured	A mobile home or manufactured house constructed in full compliance with the National Mobile Home construction and Safety Standards Act intended for occupancy by a single family installed on a permanent foundation in conformance with applicable Zoning regulations.
Dwelling unit, motor home, RV, camper, trailer, etc.	A structure standing on wheels used for short term human occupation.
Dwelling unit, multi-family	A building, or portion thereof, designed for occupancy by two or more families living independently of each other and containing two or more dwelling units. See also apartment house . <i>See definition in the Downtown Specific Plan and the General Plan.</i>
Dwelling unit, second	A dwelling located on a property zoned for single-family residential use that is designed exclusively for single-family residential purposes with a kitchen and sanitation facilities and located on the same lot as the primary dwelling. <i>See definition in the General Plan.</i>
Dwelling unit, single-family	A dwelling designed for occupancy by one family and located on one lot delineated by front, side and rear lot lines. <i>See definition in the Downtown Specific Plan.</i>
Dwelling unit, single-family, attached	Two or more dwelling units, each owned in fee and located on individual lots but joined along a single lot line, each of which is totally separated from the other by an unpierced wall extending from ground to roof. <i>See definition in the Downtown Specific Plan and the General Plan.</i>

Dwelling unit, single-family, detached

A dwelling unit owned in fee and located on an individual lot that is not attached to any other dwelling unit by any means. *See definition in the General Plan.*

19.910.060 “E” Definitions.

Easement

A recorded right or interest in the land that belongs to someone else, that entitles the holder thereof to some use, privilege or benefit out of or over said land. *See definition in the General Plan.*

Efficiency unit

See [dwelling unit, efficiency](#).

Electronic message center sign

See [sign, electronic message center](#).

Emergency shelter

Has the same meaning as defined in subdivision (e) of Section 50801 of the Health and Safety Code.

Entertainment

Except as specifically exempted in this Title, "entertainment" means any live entertainment, dancing, disc-jockey-hosted music, night clubs, comedy clubs and entertainment clubs.

Entertainment, incidental

Entertainment provided not as the principal means of business, such as a piano and guitar player providing background music within a bar or restaurant or karaoke sing-alongs provided none of the above involve a stage or any dancing.

Entertainment venue, public

A publicly owned or operated facility or any privately operated amusement park that regularly hosts entertainment events open to the general public.

Equipment (large) sales and rentals

Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, agricultural implements and similar industrial equipment and the rental of mobile homes. Included in this use type is incidental storage, maintenance and servicing of such equipment.

Equipment (small) sales and rental

Establishments primarily engaged in the sale or rental of small hand operated and human driven tools, compressors, agricultural implements and similar industrial equipment. Included in this use type is incidental storage, maintenance and servicing of such equipment.

Establishment

A non-residential use of land involving structures that are subject to a building permit requirement. By way of example and not limitation, "establishment" includes businesses, schools, churches, hospitals, factories, houses of worship, professional offices, etc.

Explosive

See the Fire Code as currently adopted by the City.

Exterior building wall

See [building wall](#).

19.910.070. “F” Definitions.

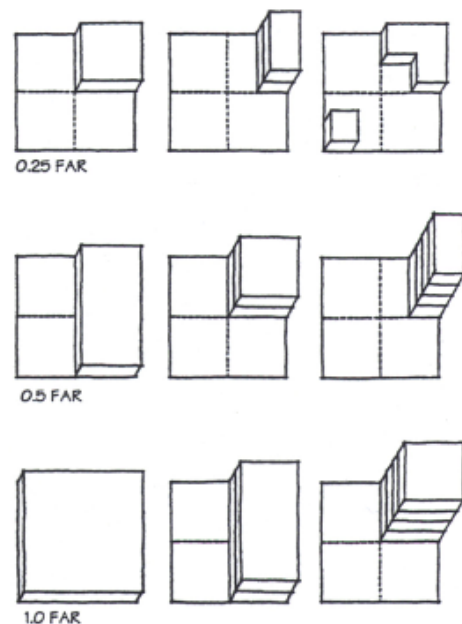
Facade	The exterior wall of a building exposed to public view. See <i>definition in the Design and Sign Design Guidelines</i> .
Family	Any individual or group of individuals living together, in a dwelling unit as a single housekeeping unit. Family does not include larger institutional group living situations, such as in a boarding house or hotel/motel/long-term stay.
Farm	Property used for growing or raising agricultural products, including related structures and living quarters and dwellings thereon.
Farmers market, certified	A marketplace, either indoors or out-of-doors, that has been issued a direct marketing certificate by the County Agricultural Commissioner indicating that the marketplace is a certified farmers' market.
Fence	A solid or open barrier, other than a wall, located above ground and intended to enclose, screen or mark a boundary.
Financial institution	An establishment or facility for the custody, loan, exchange or issue of money, for the extension of credit and for transmission of funds.
Flag	See sign, flag .
Flag lot	See lot, flag .
Flammable	See the Fire Code as currently adopted by the City.
Flood, design	The selected flood against which protection is provided, or eventually will be provided, by means of flood protective or control works.
Flood, one-hundred-year	See one-hundred-year flood .
Flood-proofing	Any combination of structural and nonstructural additions, changes or adjustments to properties and structures, primarily for the reduction or elimination of flood damage to lands, water and sanitary facilities, structures and contents of buildings.
Floodway, designated	The channel of a stream and that portion of the adjoining floodplain required to reasonably provide for the construction of a project for passage of the design flood including the lands necessary for construction project levees.

Floor-area

The sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls, or from the centerline of walls separating two buildings. "Floor area" includes the area of basements when used for residential, commercial or industrial purposes, but need not include a basement or portion of a basement used for storage or the housing of mechanical or central heating equipment.

Floor-area ratio (FAR)

The floor area of the building or buildings on a site or lot divided by the area of the site or lot. Parking Structures are not included in the floor area calculation. For projects within the Downtown Specific Plan Area, see definition in the Downtown Specific Plan.

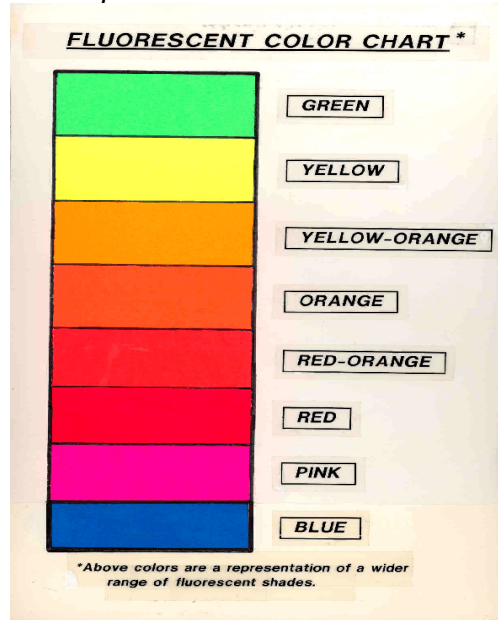


Examples of floor area ratios

Exhibit from DSP

Fluorescent colors

The range of colors created through a synthetic pigmentation process in which ultraviolet light is absorbed and emitted at a different range within the color spectrum of the individual colors. The prohibited colors are listed on the fluorescent color chart as adopted by the City, are kept on file in the Planning & Building Department. The colors shown below represent a wider range of fluorescent shades. See *definition in the Downtown Specific Plan*.



For an accurate representation of these colors see the sample board on file in the Planning & Building Department under case AM-008-945. A sample board is kept for reference at the public information counter.

Food service business

See [restaurant, food service business](#).

For sale, rental or lease sign

See [sign, for sale, rental or lease](#).

Fraternity or sorority house

A building rented, occupied or owned by a general or local chapter of some regularly organized college fraternity or sorority or by or on its behalf by a building corporation or association composed of members or alumni thereof, and occupied by members of the local chapter of such fraternity or sorority as a place of residence.

Freeway

A divided highway for through traffic with full control of access, with grade separations at all intersections and in respect to which the owners of abutting lands have no direct right or easement of access to or from their abutting land. A freeway is not a street for the purposes of this Title. A road is not excluded from this definition if a toll is charged to enter or leave it. See *definition in Title 18*.

Freeway exit	Any location along a freeway where an exit ramp or exit ramps exist.
Front lot line	See lot line, front .
Frontage	That portion of a structure facing a public street and from that the address is normally taken. <i>See definition in the Design Guidelines.</i>
Frontage, building	For the purpose of calculating sign areas, "building frontage" means the linear measurement of exterior walls enclosing interior spaces that are oriented to and most nearly parallel to public streets, public alleys, parking lots, malls or freeways. <i>See definition in the Sign Design Guidelines.</i>
Frontage, major street	The street frontage from which the majority of the pedestrian or vehicular traffic is drawn or toward which the building or buildings are oriented for primary visual impact. Each commercial complex or shopping center shall be allowed to designate only one major street frontage. Where no single street frontage can be identified as the major street frontage, or in cases of dispute as to which street frontage is the major street frontage, the Community & Economic Development Director <u>or his/her designee</u> shall designate the major street frontage in conjunction with the review of proposed signs.
Frontage, secondary street	A street frontage other than a major street frontage.
Fuel systems - private (above ground tanks)	That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispersed for private use.

19.910.080. "G" Definitions.

Garage, private	A completely enclosed accessory building or accessory portion of the main building used for shelter or storage of vehicles.
General Plan	The General Plan of the City of Riverside, adopted pursuant to the California Government Code Section 65301 et seq. and adopted by the Riverside City Council. <i>See definition in the General Plan.</i>
Glare	Any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.
Granny Flat	See dwelling unit, auxiliary .
Gross acreage	See acreage, gross .

Group housing or home

Any living situation including motels and hotel buildings that are not for temporary use, that accommodates unrelated individuals, and may include but not be limited to the following types of facilities: (1) licensed alcohol and drug treatment facilities; (2) licensed board and care homes for the elderly including convalescent or rest homes and nursing homes; (3) licensed homes for minor children; (4) licensed homes for mental patients; (5) licensed homes for the developmentally disabled; and (6) single- room occupancy (SRO) projects. Group housing would typically involve a living arrangement where either support services are provided to the occupants, where cooking, living or support sanitary facilities are shared in common between the occupants or where there is a formal program establishing rules of conduct and purpose of the facility. *See definition in the General Plan.*

Guest house

See [dwelling unit, accessory](#).

19.910.090. “H” Definitions.**Habitable floor area**

As defined in the [Building Code](#) as currently adopted by the City.

Hardscape

Decorative elements within yards that may be combined with landscaping. Hardscape includes patios, decks, fountains, walls, art work, walkways, etc. *See definition in the Downtown Specific Plan.*

Height, building

See [building height](#).

Helicraft terms

1. **Approach/departure path** A clear path selected for flight, extending upward and outward from the edge of the landing and take-off area.
2. **Helicopter** A rotary wing aircraft that depends for its support and motion in the air principally upon the lift generated by one or more power-driven rotors rotating on substantially vertical axis.
3. **Heliport** An area, either at ground level or elevated on a structure, that is used or intended to be used for the landing and take-off of helicopters, and includes some or all of the various facilities useful to helicopter operation such as helicopter parking, waiting room, fueling and maintenance equipment.
4. **Helistop** A heliport, either at ground level or elevated on a structure, for the landing and take-off of helicopters, but without auxiliary facilities such as waiting room, hangar, parking, maintenance or fueling equipment.
5. **Take-off/landing area** The area of the heliport where the helicopter actually lands and takes off.
6. **Temporary site** A site for helicraft take-offs and landings to be used on a limited basis not to exceed forty-eight hours.

Historic resources

See [Title 20](#) for definitions and regulations.

Hobby activity

A noncommercial avocation carried on by the occupant of a dwelling as a secondary use, in connection with which there is no stock in trade nor commodities sold upon the premises, no person employed and no mechanical or business equipment used, except such as is customarily incidental to domestic uses.

Home Improvement, Sales, and Service (Hardware, Lumber and Building Material Stores) - Retail

A commercial land use consisting of any facility that caters to the general public by providing a broad range of home repair and maintenance goods like hardware, tools, plumbing and electrical goods, lumber and structural material. Those facilities that focus on a specific area like flooring, wall coverings or lumber, are excluded from this category.

Home occupation

Any use of a dwelling unit and related property for employment or occupational purposes that is incidental to the residential use of the dwelling unit.

Homebrew

See [brewery, homebrew](#).

Hospital

As defined in Section 1250 California Health and Safety Code, a health care facility with a duly constituted governing body with overall administrative and professional responsibility and an organized medical staff that provides 24-hour inpatient care, including the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, and dietary services.

Hospital, mental

As defined in Section 1250 California Health and Safety Code, a health facility having a duly constituted governing body with overall administrative and professional responsibility and an organized medical staff that provides 24-hour inpatient care for mentally disordered, incompetent, or other patients referred to in Division 5 (commencing with Section 5000) or Division 6 (commencing with Section 6000) of the Welfare and Institutions Code, including the following basic services: medical, nursing, rehabilitative, pharmacy, and dietary services.

Hotel/motel, adult

See [9.40.020](#).

Hotel/motel, long term stay

A hotel or motel designed and operated to accommodate travelers whose guest stays may exceed 30 days, or 60 days within a 180 day consecutive period. Any hotel/motel that allows guests to stay more than 30 consecutive calendar days or 60 days within a 180 day consecutive period is considered a long term stay hotel/motel.

Hotel, transient

A facility offering transient lodging accommodations to the general public with access to guest rooms provided by interior corridors. All of the accommodations in a hotel shall be for the use of transients. For the purpose of this Title, transients shall be defined as any person who exercises occupancy or is entitled to occupancy or is entitled to occupancy by reason of concession, permit, right of access, renting accommodations or by other agreement of whatever nature, for a period of 30 consecutive calendar days. Up to a maximum of 5 percent of the total number of units can be occupied by guests that exceed these occupancy limits at any given time. The limitations on occupancy shall not apply to hotels with National Historic Landmark status and during the existence of a public emergency or natural disaster requiring the provision of emergency public shelter. Hospitals, sanitariums or orphanages, asylums, detention homes, jails, prisons, transitional shelters/housing, bed and breakfast, group housing or similar buildings where human beings are housed or detained under legal restraint or part of a treatment or other regulated program are specifically excluded. *See definition in the Downtown Specific Plan.*

Household hazardous waste

A waste, or combination of wastes, that because of its quantity, concentration, or physical, chemical, or infectious characteristics may do either of the following: (1) cause, or significantly contribute to, an increase in serious irreversible, or incapacitating reversible illness; (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or otherwise managed. Household hazardous waste includes waste oil, antifreeze, paint, car/household batteries, herbicides, pesticides, solvents, and pool chemicals.

Hydrozone A portion of a planted area where plants are grouped according to similar water need.

19.910.100. “I” Definitions.

Improvement Any construction, building, paving or landscaping that materially adds to the value of a facility, substantially extends its useful life, adapts it to new uses or enhances its physical attributes. It also refers to the construction of streets and related appurtenances as noted in Title 18.

Indoor collection recycling center See [recycling center, indoor collection](#).

Industrial complex See [complex, industrial](#).

Installed Erected, constructed, posted, painted, printed, tacked, glued, or otherwise fastened, fixed, or made visible in any manner whatsoever.

Interior lot See [lot, interior](#).

Internet café See [arcade](#).

Interpretive historic sign See [sign, interpretive historic](#).

19.910.110. “J” Definitions.

Junk Any scrap, waste, reclaimable material, or debris, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, bailing, disposal or other use or disposition.

Junk yard See [salvage yard](#).

19.910.120. “K” Definitions.

Kennel Any public or private facility where four or more dogs or other domesticated animals are kept, boarded or trained, with or without payment of a fee, for the off-premise owners of such animals.

Key lot See [lot, key](#).

Kiosk A free-standing structure upon which temporary information and/or posters, notices or announcements are posted.

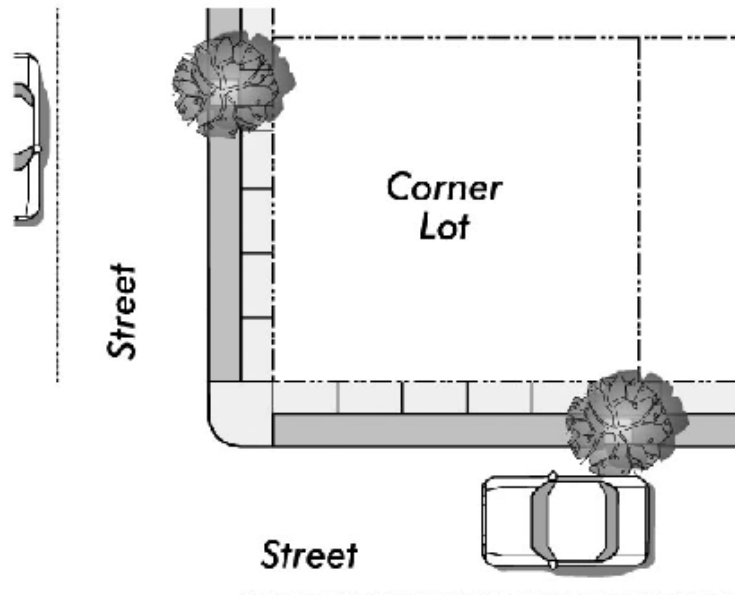
Kitchen Any room used, intended or designed to be used, for cooking or the preparation of food.

19.910.130. “L” Definitions.

Laboratory	A building or portion of a building that contains facilities for testing and analysis of a product, person, animal or portion thereof.
Landscaping	Landscaping includes but is not limited to grasses, ground cover, trees, shrubs and/or other planting, decorative rock or bark.
Legislative	A land use decision that applies to an entire zoning district or a large number of individuals or properties or that establishes or modifies policy or procedure.
Lighted sign	See sign, lighted .
Live/work unit	A residential occupancy, by a single housekeeping unit, or one or more rooms or floors in a building that includes: (1) cooking space and sanitary facilities in conformance with City building standards; and (2) adequate working space accessible from the living area, reserved for, and regularly used by, one or more persons residing therein. <i>See definitions in the Downtown Specific Plan and the Design Guidelines.</i>
Loading space	An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise of materials and which abuts upon a street, alley or other appropriate means of access.
Lodging house	See boarding house .
Logo	A graphical symbol that represents a concept, idea, or identifier.
Lot	A legally recognized parcel of land abutting on one or more streets. <i>See definitions in the Title 18 and the General Plan.</i>
Lot area	The total horizontal area within the lot lines of a lot, excluding any street or right of way area, except that in the RA-5 Zone, "lot area" includes that portion of the adjoining street or streets measured from the street centerline or centerlines.

Lot, corner

A lot situated at the intersection of two or more streets, having an angle of intersection of not more than one hundred thirty-five degrees.



Lot, corridor access

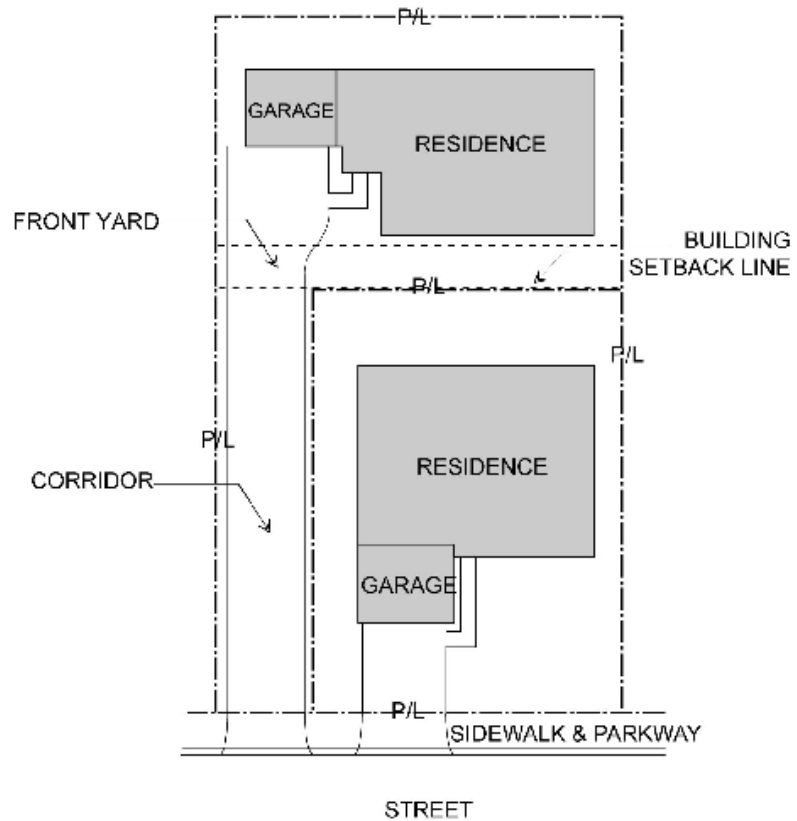
See [lot, flag](#).

Lot depth

The horizontal distance between the front and rear lot lines, measured from the midpoint of the front lot line to the midpoint of the rear lot line.

Lot, flag

A lot with access to a street by means of a corridor having less than the required lot width. The term also includes corridor access lot and panhandle lot. See *definition in Title 18*.



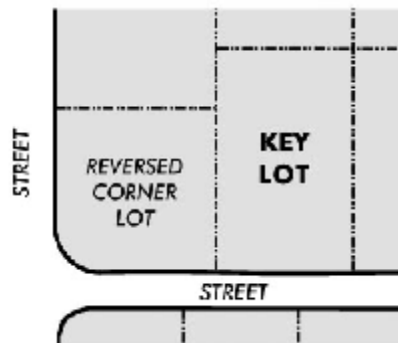
CORRIDOR ACCESS LOT

Lot, interior

A lot other than a corner lot.

Lot, key

The first lot to the rear of a reversed corner lot and not separated by an alley.



Lot, panhandle

See [lot, flag](#).

Lot, Planned Residential Development (PRD)

A designated portion of or division of land, air space or combination thereof within the boundaries of a planned residential development that does not meet the definition of a lot. A PRD lot may be approved by the Approving Authority as part of a planned residential development permit. A PRD lot, if so approved, need not have frontage on a public street or otherwise comply with the requirements of the underlying zone, or Title 18, except as provided by this Title.

Lot, reversed corner

A corner lot, the side street line of which is substantially a continuation of the front line of the lot line of the lot to its rear.

Lot, through

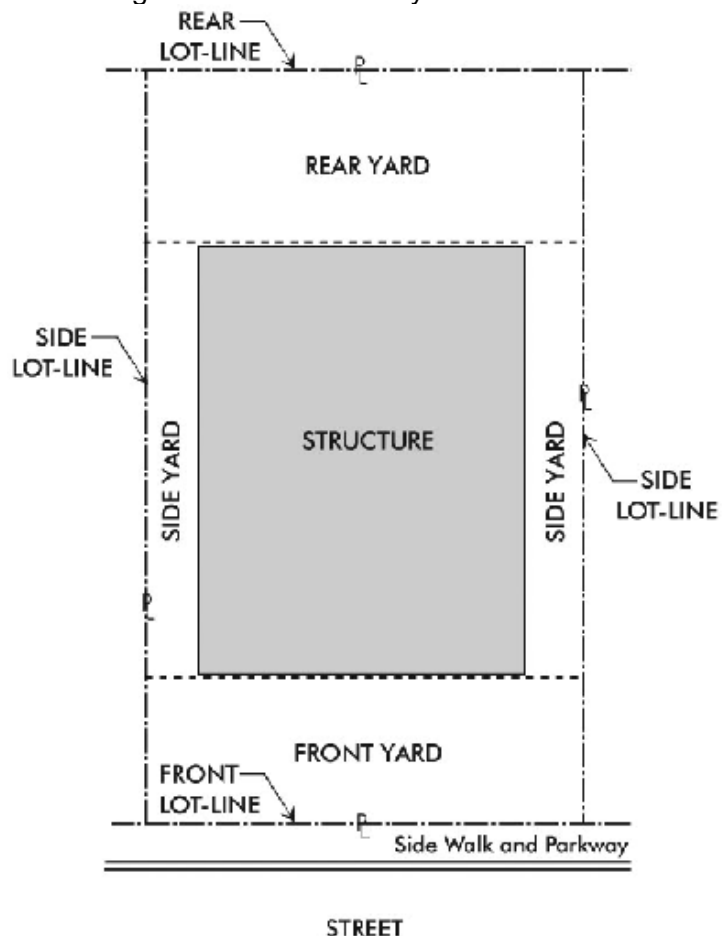
A lot having frontage on two parallel or approximately parallel streets, excluding where access has been relinquished along one of the frontages.

Lot width

The horizontal distance between the side lot lines, measured at right angles to the lot depth at the building setback line for regular lots, and the horizontal distance between the side lot lines measured by a straight line drawn at one-third the required minimum lot depth on each side lot line for cul-de-sac lots, and knuckle lots.

Lot-line

A line defining an exterior boundary of a lot.



Lot-line, front	The line separating the lot from the street. In the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line. The Community & Economic Development Director may, on a case by case basis, identify the front lot line of corner lots based on the orientation of the dwelling, provided that the existing structure(s) comply with all applicable setbacks.
Lot-line, rear	A lot line that is opposite and most distant from the front lot line and, in the case of an irregular, triangular or gore-shaped lot, a line within the lot, parallel to and at a maximum distance from the front lot line, having a length of not less than ten feet.
Lot-line, side	Any boundary line not a front lot line or a rear lot line.
Lot-line, zero	See zero lot line .

19.910.140. "M" Definitions.

Major street frontage	See frontage, major street .
Mall	A shopping center where stores front on both sides of a pedestrian way that may be enclosed or open. Malls are typically enclosed, with a climate-controlled walkway between two facing strips of stores. The term represents the most common design mode for regional and superregional centers and has become an informal term for these types of centers. Any concentration of retail stores or service establishments that share customer-parking areas and are located within an enclosure having public walkways whereby a customer in one store or establishment may walk to another store or establishment without leaving the enclosure. For purposes of Chapter 19.620 (General Sign Provisions) and Chapter 19.625 (Private Party Signs on City-Owned Property and the Public Right-of-Way) a mall is defined as an open area located adjacent to urban buildings and designed primarily for pedestrian traffic, featuring walkways, trees and shrubs, and places to sit.
Mansard roof	A sloped, decorative roof element attached to the face of a building wall. <i>See definitions in the Design and Sign Design Guidelines.</i>
Manufacture	To assemble, fabricate, compound, treat, etc. in order to produce something.
Manufactured dwelling unit	See dwelling unit, manufactured .

Marijuana Cultivation	The planting, growing harvesting, drying, trimming, clipping or processing of any kind, number, or size of marijuana plants or any part thereof. Marijuana shall be synonymous with cannabis, hemp, and any other cannabis derivatives.
Marijuana Cultivation Personal	Marijuana Cultivation for personal medical use pursuant to Chapter 19.342 and consistent with the Compassionate Use Act (California Health and Safety Code Section 11362.5) and the Medical Marijuana Program Act (California Health and Safety Code Section 11362.7 et seq.).
Marijuana Cultivation, Delivery	The transport, shipment, conveyance, delivery, or transfer of marijuana for any purpose.
Marijuana, Mobile Dispensary	See definition in Chapter 9.65 – Mobile Marijuana Dispensaries
Marijuana, Primary Caregiver	See the definition for Primary Caregiver set forth in California Health and Safety Code Sections 11362.5 and 11362.7 et seq.
Marijuana, Qualified Patient	See the definition for Qualified Patient set forth in California Health and Safety Code Sections 11362.5 and 11362.7 et seq.
Massing	The unified composition of a structure's volume, affecting the perception of density and bulk. <i>See definition in the Downtown Specific Plan.</i>
Material processing facility (MPF)	A facility where source separated (presorted) recyclable materials are further sorted and separated, then bulked or converted for reprocessing, by hand or by use of machinery.
Material recovery facility (MRF)	A solid waste facility where mixed municipal solid waste is sorted or separated, by hand or by use of machinery, for the purpose of recovering recyclable materials.
Medical marijuana dispensary	A facility where marijuana is made available for medical purposes in accordance with Health and Safety Code Section 11362.5 (Proposition 215).
Message center sign, electronic	See sign, electronic message center .
Message commercial	A message on a sign that pertains primarily to the economic interests of the sign sponsor and/or the viewing audience. Such messages typically concern proposals for economic transactions and/or the engagement of professional services. (Contrast: non-commercial messages.)

Message non-commercial	A message displayed on a sign that does not qualify as commercial. By way of example only and not limitation, such messages typically concern debatable matters of public concern, such as expression on religion, politics and social commentary. (Contrast: commercial message.)
Microbrewery	See brewery, microbrewery .
Mini-mart	See store, mini-mart .
Mini-warehouse	See commercial storage .
Mixed use development	A single building containing more than one type of land use or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. <i>See definitions in the General Plan, Design Guidelines and Downtown Specific Plan.</i>
Mobile home	A State licensed moveable or transportable vehicle, other than a motor vehicle, designed as a permanent structure of not less than two hundred fifty square feet in area intended for occupancy by one family, and having no foundation other than jacks, piers, wheels or skirtings. <i>See definition in the General Plan.</i>
Mobile home, building line	A line parallel with the front mobile home space line or access drive and distance therefrom the depth of the required front yard.
Mobile home, park	A lot or contiguous group of lots intended for residential use where residence is in mobile homes exclusively or where ownership is by condominium association, in lieu of mobile homes, said development is occupied exclusively by factory-built dwellings approved by the State of California and established on permanent foundations.
Mobile home, space	A plot of ground within a mobile home park abutting one or more access drives, designed for the accommodation of one mobile home.
Mobile medical unit	Medical equipment contained within a van, motorized coach or trailer capable of being transported from place to place.
Mobile recycling unit	See recycling unit, mobile .
Model Homes	An unoccupied residential unit in a residential subdivision, typically located in a residential structure ultimately planned for sale as part of the subdivision, used for the temporary marketing and sales of homes within the subdivision. Attached condominium and townhouse units may also be used as a model home.

Modulation	A stepping back or projecting forward of portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.
Monument sign	See sign, monument .
Motel, Long Term Stay	See hotel/motel, long term stay .
Motel, transient	A facility offering transient lodging accommodations to the general public with access to guest rooms provided by exterior walkways. All of the accommodations in a motel shall be for the use of transients. For the purposes of this Title, transients shall be defined as any person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, renting accommodations or by other agreement of whatever nature, for a period of 30 consecutive calendar days or less, or a total of no more than 60 calendar days within a 180 consecutive calendar day period. Up to a maximum of 5 percent of the total number of rooms can be occupied by guests that exceed these occupancy limits at any given time. The limitations on occupancy shall not apply during the existence of a public emergency or natural disaster requiring the provision of emergency public shelter. Hospitals, sanitariums or orphanages, asylums, detention homes, jails, prisons, transitional shelters/housing, group housing or similar buildings where human beings are housed or detained under legal restraint or part of a treatment or other regulated program are specifically excluded. See <i>definition in the Downtown Specific Plan</i> .
Multi-family dwelling unit	See dwelling unit, multi-family .

Multi-tenant indoor sales center

Any store where merchandise is offered or displayed for sale or exchange and in which the sales area has been subdivided to allow for individual sales booths that are available for lease to individual tenants. For purposes of this definition, areas bounded by permanent floor-to-ceiling walls or windows, in which all entryways are capable of being closed and locked, shall be considered separate stores and not subdivisions of one store. No store in which one vendor occupies at least eighty percent of the floor area used for sale of goods shall be considered a multi-tenant indoor sales center. For purposes of this definition, a vendor is each person offering goods for sale in a store who is subject to a permit from the State Board of Equalization to engage in or conduct business as a seller at that store. Each such vendor shall be deemed a tenant in that store. The term multi-tenant indoor sales center is interchangeable with and applicable to flea markets, swap meets or other similarly named or labeled activities; but the term does not include the usual grocery supermarket operations, antique malls, second hand/thrift stores or department stores.

Multi-tenant site

See [center, multi-tenant site or center](#).

Mural

A commissioned artistic rendering that does not in any way advertise a product, service or business logo or contain copy that includes a business name or logo. See *definition in the Sign Design Guidelines*.

19.910.150. “N” Definitions.

Neon sign

See [sign, neon](#).

Net acreage

See [acreage, net](#).

Nightclub

An establishment operated as a place of entertainment, characterized by any or all of the following as a principal use: (1) live, recorded or televised entertainment, including but not limited to performance by magicians, musicians or comedians; (2) dancing.

Non-commercial message

See [message, non-commercial](#).

Non-commercial sign

See [sign, non-commercial](#).

Non-commercial speech

See [message, non-commercial](#).

Non-conforming lot

A lawfully established parcel of land that does not conform with the current standards of the zone in which it is located, including lot area, lot width and lot depth.

Nonconforming structure	A lawfully built structure that does not conform with current standards of the zone in which it is located, including front setback, side setback, rear setback, height, coverage, distances between structures and parking facilities.
Nonconforming use	A lawfully established use of a building or land, that use was lawfully established, but that does not conform to the current regulations. <i>See definition in the General Plan.</i>
Nuisance	An act or condition, when performed or existing upon a parcel of land or structure, that is considered dangerous or potentially dangerous to public health, safety or welfare, degrades the appearance and value of surrounding properties or can cause damage to public rights-of-way.

19.910.160. “O” Definitions.

Off-premises sign	See sign, off-premises .
Office complex	See complex, office .
On-premises sign	See sign, on-premises .
One-hundred-year flood	The highest level of flooding that, on the average, is likely to occur once every one hundred years. The term also means that level of flooding having a one percent chance of occurring each year.
Open space, common usable	See common usable open space .
Open space, private usable	See private usable open space .
Orchard	See farm .
Outdoor dining	Dining facilities consisting of tables, chairs and similar furniture located out-of-doors.
Outdoor display of incidental plant material	Live plant materials displayed outdoors in conjunction with a primary business.
Outdoor food preparation	Food preparation facilities consisting of equipment for the cooking of food and preparation located out-of-doors adjacent to an indoor eating establishment.
Outdoor Sales	The display and sales of products or services primarily outside a structure and limited to those items generally stored, used and/or inspected outdoors.
Outdoor Sales display	An outdoor arrangement of objects, items, products or other materials, typically not in a fixed position and capable of rearrangement, designed and used for the purpose of advertising or identifying a business, product or service.

Outdoor storage An outdoor arrangement of objects, items, products or other materials, typically not in a fixed position and capable of rearrangement. (See also Storage Yard).

19.910.170. “P” Definitions.

Pad, building See [building pad](#).

Painted sign See [sign, painted](#).

Panhandle lot See [lot, flag](#).

Parapet wall The portion of the exterior building wall that extends entirely above the roof line. *See definitions in the Design Guidelines and the Downtown Specific Plan.*

Parking area, public An open area, other than a street, alley or place, used for the temporary parking of more than four vehicles and available for public use whether free, for compensation, or as an accommodation for clients or customers.

Parking garage A structure or building designed and maintained exclusively for the temporary parking or storage of more than four vehicles and available for public use, whether free, for compensation, or as an accommodation for clients or customers.

Parking lot sale Outdoor sale, conducted by the proprietor, of products normally sold inside a re retail establishment on the property.

Parking space, vehicle An off-street space available for the parking of one motor vehicle conforming to the typical parking lot standards.

Parolee An individual as follows:

- 1) Convicted of a federal crime, sentenced to a United States federal prison, and received conditional and revocable release in the community under the supervision of a federal probation/parole officer; or
- 2) Who is serving a period of supervised community custody as defined by State Penal Code 3000, following a term of imprisonment in a State prison or County jail, and is under the jurisdiction of the California Department of Corrections, Division of Adult Parole Operations; or
- 3) An adult or juvenile individual sentenced to a term in the California Youth Authority and received conditional and revocable release in the community under the supervision of a Youth Authority parole officer; or
- 4) An adult or juvenile offender released from county jail or state prison after October 1, 2011, on Post Release Community Supervision.

Parolee/Probationer Home

Any residential structure or unit, including any hotel or motel except as provided herein, whether owned and/or operated by an individual or for-profit or non-profit entity, that houses two or more parolees/probationers, unrelated by blood, marriage, or legal adoption, in exchange for monetary or non-monetary consideration given and/or paid by the parolee/probationer and/or any individual or public/private entity on behalf of the parolee/probationer, excluding parolees/probationers who reside in alcohol and/or drug free recovery home as defined in this Title. Notwithstanding this definition or any other provision of the Riverside Municipal Code, hotels and motels with fourteen rooms or less cannot provide transient lodging services or accommodations to more than three parolees during any thirty consecutive-day period regardless of the length of their respective stays; and hotels and motels with fifteen rooms or more cannot provide transient lodging services or accommodation to more than five parolees during any thirty consecutive-day period regardless of the length of their respective stays.

Pawn Shop

An establishment wherein the business of a pawnbroker is conducted. A pawnbroker shall be any person who lends or advances money or other things for profit on the pledge and possession of personal property, or other valuable things, other than securities or written or printed evidences of indebtedness; or, who deals in the purchasing of personal property or other valuable things on condition of selling the same back to the seller at a stipulated price.

Pedestrian Mall

A pedestrian mall is established and is described as follows: Main Street between the southerly line of Sixth Street and the northerly line of Tenth Street but excluding from the mall the intersections of Main Street with Mission Inn Avenue (formerly known as Seventh Street), University Avenue (formerly known as Eighth Street), and excluding from the mall Ninth Street. *See definition in the Sign Design Guidelines.* (Ordinance No. 6929)



Pedestrian mall sidewalk sign

See [sign, pedestrian mall sidewalk](#).

Pennant

See [sign, pennant](#).

Permanent emergency shelter

See [shelter, permanent emergency](#).

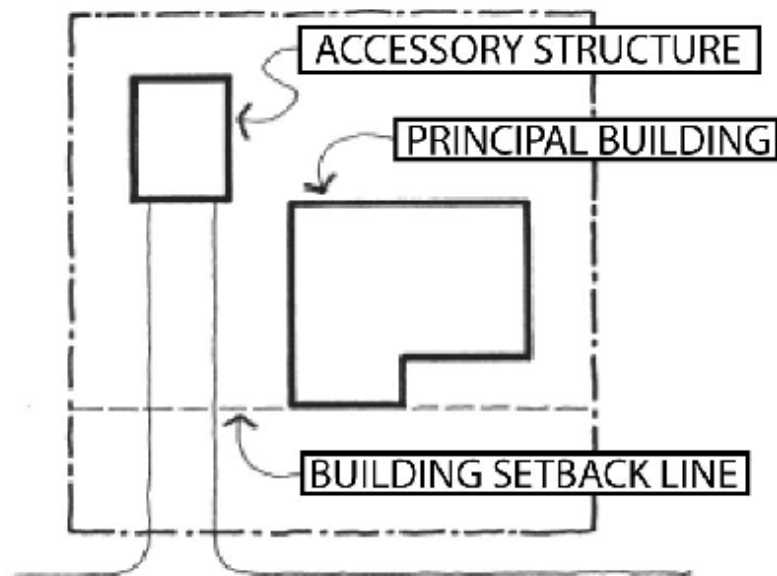
Permit

A document issued by the Planning and Building Department allowing a person to begin an activity provided for in the Zoning Code.

Personal services	Establishments providing nonmedically related services, including beauty and barber shops; dry cleaning pick-up stores; self-service laundry, massage, shoe repair shops, tailoring, tanning salons. These uses may also include accessory retail sales of products related to the services provided.
Planned residential development	Two or more dwelling units together with related land, buildings and structures planned and developed as a whole in a single development or a programmed series of developments that require discretionary approval and involve the creation of a Home Owners Association to provide for maintenance of common facilities within the development in accordance with the requirements of Chapter 19.780.
Plant nursery	Any site or facility where nursery plants and related gardening materials and supplies are sold within a defined, approved, physically enclosed area.
Plant nursery, wholesale	A business whose primary purpose is the growing, propagation and storage of plants, typically in containers, for sale to other businesses for resale. Incidental uses may include an office, caretaker's unit, storage buildings, shade houses, green houses, irrigation materials, reservoirs, soil and related materials, containers for potting, and vehicles needed to move materials from one location to another.
Play areas incidental to a restaurant	An improved and equipped area for small children to play in.
Plot plan	See site plan .
Pole sign	See sign, pole .
Political sign	See sign, political .
Portable sign	See sign, portable .
Post Release Community Supervision Parolee	See parolee.

Principal, building

A building in which the primary use of the lot on which the building is located is conducted.

**Private usable open space**

Open areas devoted exclusively to the private recreation and leisure use of one dwelling unit, contiguous to the unit, delineated by a wall, fence, or as otherwise approved.

Probationer

A person who has been convicted of a felony or misdemeanor and who has received a suspension in the imposition or execution of their sentence and has received conditional and revocable release in the community under the supervision of a probationer officer, as provided under California Penal Code Section 1203 or any successor provision thereof.

Projecting sign

See [sign, projecting](#).

Projection

The distance as established by this Code by which a sign extends beyond the building wall or the street property line. See *definition in the sign Design Guidelines*.

Public entertainment venue

See [entertainment venue, public](#).

Public property

Land or other property owned by the City, or in that City holds the present right of possession or control, or land or other property that the City holds in trust, as well as all public rights-of-way.

Public, right of way

See [right-of way](#).

Public Use of public property

The use of property owned by a government entity for any governmental purpose or for any activity available to the public, including any recreational, civic, educational, cultural, or public utility use.

Pumpkin sales lot	A retail sales operation, generally conducted wholly outdoors, that offers for sale on a temporary, limited basis, pumpkins and related holiday items.
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19.910.180. “Q” Definitions.

Quasi-judicial (discretionary)	See discretionary decision .
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19.910.190. “R” Definitions.

Readerboard sign	See sign, readerboard .
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Real estate sign	See sign, real estate .
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Rear lot line	See lot line, rear .
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Recreational vehicle	See vehicle, recreational .
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Recycle	The process of collecting, sorting, cleansing, treating and reconstituting materials that would otherwise become solid waste, and return them to the economic mainstream in the form of raw material for new, reused, or reconstituted products that meet the quality standards necessary to be used in the marketplace.
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Recycling center, buy-back	A facility that pays a fee for the delivery and transfer of ownership to the facility of source separated materials for the purpose of recycling or composting.
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Recycling center, California beverage container	A facility designed to only recycle California beverage containers (e.g., reverse vending machines).
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Recycling center, drop-off	A facility that accepts delivery or transfer of ownership of source separated materials for the purpose of recycling or composting without paying a fee.
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Recycling center, indoor collection	A beverage container recycling facility located within a completely enclosed building operating solely for the purpose of collecting, sorting, temporarily storing and redeeming beverage containers as defined by this Title.
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Recycling facility, beverage container	A site where beverage containers as defined in this Title may be redeemed for cash or other compensation. Said facility may be a reverse vending machine(s), mobile recycling unit or indoor collection center.
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Recycling unit, mobile	A properly licensed automobile, truck, trailer or van that is used for the collection of recyclable beverage containers. Also included in this definition are bins, boxes or containers transportable by said vehicles.
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Religious assembly	A use located in a permanent building and providing regular organized religious worship and related incidental activities, except primary or secondary schools and day care facilities. (See also Assemblies of People – Non-Entertainment).
Rental of rooms	The rental of a room or rooms in a single family residence/dwelling for occupancy of not more than four individuals per single family residence/dwelling.
Residential care facility	See group housing or home .
Rest home	See convalescent home .
Restaurant, sit down	An establishment maintained, operated and/or advertised or held out to the public as a place where food and beverage are prepared on-site and served to the public on demand from a menu during stated business hours, to be consumed on the premises primarily inside the building at tables, booths or counters, with chairs, benches or stools.
Restaurant, take-out	A facility that sells prepared food from inside a building for consumption primarily off the site.
Retail Sales	A commercial enterprise that provides goods and/or services directly to the consumer, where such goods are normally available for immediate purchase and removal from the premises by the purchaser.
Reverse vending machine	An automated mechanical device that accepts one or more types of empty beverage containers including but not limited to aluminum cans, glass and plastic bottles and issues a cash refund or redeemable credit voucher for not less than the redemption value of the container as determined by the state. A reverse vending machine may sort and process containers mechanically provided the entire process is enclosed within the machine.
Reverse vending machine, bulk type	A reverse vending machine occupying more than fifty square feet or a group of two or more machines occupying an aggregate of one hundred square feet or more or a single machine or group of machines having an overall height of ten feet or more.
Reversed corner lot	See lot, reversed corner .
Right-of-way, public	Any place that is dedicated to use by the public for pedestrian and vehicular travel, and includes, but is not limited to, a street, sidewalk, curb, gutter. Crossing, intersection, parkway, median, highway, alley, lane, mall, court, way, avenue, boulevard, road, roadway, viaduct, subway, tunnel, bridge, thoroughfare, park square and other similar public way. See <i>definitions in Title 18 and the General Plan</i> .

Roof	The cover of any building, including the eaves and similar projections.
Roof line	In the case of a flat roof, the uppermost line of the roof of a building; in the case of a pitched roof, the lower edge of the eave; or in the case of an extended facade or parapet, the uppermost height of the said facade or parapet.
Roof sign	See sign, roof .

19.910.200. “S” Definitions.

Saloon	See bar .
Salvage yard	Any area, lot, parcel, building, or part thereof used for the storage, collection, processing, purchase, sale, or abandonment or wastepaper, rags, scrap metal, or other scrap or discarded materials, machinery, or other types of junk. Such uses include baling of cardboard and other paper materials.
Scale	Proportionate size judged in relation to an external point of reference. <i>See definition in the Downtown Specific Plan.</i>
School	Any institution of learning for minors, whether public or private, offering instruction in those courses of study required by the California Education Code and maintained pursuant to standards set by the State Board of Education. This definition includes a kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, or university. This definition does not include any day care center or day care home, regardless of size (see separate definitions for all day care facilities).
School, professional institution of higher education	A post-secondary institution for higher learning that grants associate or bachelor degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees. This may also include community colleges that grant associate or bachelor degrees or certificates of completion in business or technical fields.
School, vocational	A specialized instructional establishment that provides on-site training of business, commercial and/or trade skills such as accounting, data processing and computer repair. This classification excludes establishments providing training in an activity that is not otherwise permitted in the zone. Incidental instructional services in conjunction with another primary use shall not be considered a business and trade school.
Second dwelling unit	See dwelling unit, second .

Secondary street frontage	See frontage, secondary street .
Secondhand store	A retail or wholesale business in which the largest portion of merchandise is used. This classification does not include secondhand motor vehicle parts or accessories.
Semi-public	A use owned or operated by a private non-profit, religious or charitable institution that provides educational, cultural, recreational, religious or similar types of programs to the general public.
Senior housing	A housing facility consisting of 3 or more dwelling units the occupancy of which is limited to persons 55 years of age or older
Separate interest	<p>Has the following meanings:</p> <ol style="list-style-type: none"> 1. In a community apartment project, "separate interest" means the exclusive right to occupy an apartment, as specified in 19.790 subdivision (d). 2. In a condominium project, "separate interest" means an individual unit, as specified in 19.790 subdivision (f). 3. In a planned development, "separate interest" means a separately owned lot, parcel, area or space. 4. In a stock cooperative, "separate interest" means the exclusive right to occupy a portion of the real property, as specified in 19.790 subdivision (m). <p>Unless the declaration or condominium plan, if any exists, otherwise provides, if walls, floors, or ceilings are designated as boundaries of a separate interest, the interior surfaces of the perimeter walls, floors, ceilings, windows, doors and outlets located within the separate interest are part of the separate interest and any other portions of the walls, floors or ceilings are part of the common areas.</p> <p>The estate in a separate interest may be a fee, a life estate, an estate for years, or any combination of the foregoing.</p>
Service station	See vehicle fuel station .
Setback	The distance from a defined point or line governing the placement of buildings, structures, parking or uses on a lot. <i>See definition in the General Plan.</i>
Setback building line, front	A line parallel with the front lot line or planned street line and located at the required front yard setback for regular lots and a line parallel with the street measured one third the lot depth back for cul-de-sac lots and knuckle lots.
Setback building line, rear	A line parallel with the front lot line or planned street line and located at the required rear yard setback.

Setback, building line, side	A line parallel with the front lot line or planned street line and located at the required side yard setback.
Shared parking	The provision that two or more uses that are within close proximity may share parking facilities to fulfill their individual parking requirements because their prime operational hours do not overlap.
Shelters	See emergency shelter, supportive housing and transitional housing, and transitional housing development.
Shopping Center	Same as complex, commercial .
Showroom	An area for the display of goods/merchandise in conjunction with a permitted use on the site.
Side lot line	See lot line, side .
Sign	See Chapter 19.620 – General Sign Provisions, Section 19.620.150 Definitions for sign definitions.
Single-family, attached, dwelling unit	See dwelling unit, single family, attached .
Single-family, detached, dwelling unit	See dwelling unit, single family, detached .
Single-family dwelling unit	See dwelling unit, single family .
Single housekeeping unit	One household where all the members have common access to and common use of all living, kitchen, and eating areas within the dwelling unit, and household activities and responsibilities such as meals, chores, expenses, and maintenance of the premises are shared or carried out according to a household plan or other customary method. If all or part of the dwelling unit is rented, the lessees must jointly occupy the unit under a single rental agreement or lease, either written or oral, or implied with an owner; an owner's agent, representative or manager or family thereof is in residence.
Site	A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot. <i>See definition in the General Plan.</i>
Site, building	The ground area of a building or group of buildings together with all open spaces as required by this Title.
Site plan	A plan drawn to scale, showing uses and structures proposed for a property.

Smart growth	Can be defined as, but not limited to, seeking to identify a common ground where developers, environmentalists, public officials, citizens and financiers can find ways to accommodate growth. It promotes compact, mixed-use urban-style development that offers a high-quality living and working environment and encourages a choice of travel mode - walking, cycling and transit, while protecting environmental features and resources.
Smoke shops/tobacco stores	A business with sales of tobacco, either loose or prepared as cigarettes and products for the smoking of tobacco constituting more than thirty percent of gross sales and/or thirty percent of net lease area.
Solid waste	All putrescible and non-putrescible solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge that is not hazardous waste, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes. <i>See definition in the General Plan.</i>
Sorority house	See Fraternity or sorority house .
Spandrel sign	See sign, Spandrel .
Special boulevard	A boulevard so designated by the City of Riverside General Plan Circulation Element Map, Figure CCM-4, " Master of Plan Roadways ".
Specific Plan	A tool authorized by Government Code §65450, et. Seq. for systematic implementation of the General Plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development and use of natural resources and a program of implementation measures, including financial measures pursuant to Government Code 65451. <i>See definition in Title 18.</i>
Stable, private	A detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.
Stable, public	A stable other than a private stable.
Statuary	A three-dimensional representation of a person, animal or object produced by sculpturing, modeling, casting or other means.
Stealth wireless telecommunication facility	See Wireless telecommunication facilities - Stealth facility.

Stock cooperative

A development in which a corporation hold Title to, either in fee simple or for a term of years, improved real property, a majority of the shareholders of the corporation receive a right of exclusive occupancy in a portion of the real property. The owners' interest in the corporation, whether evidenced by a share of stock, a certificate of membership, or otherwise, shall be deemed to be an interest in a common interest development and a real estate development for purposes of subdivision (f) of Section 25100 of the Corporations Code.

A "stock cooperative" includes a limited equity housing cooperative that is a stock cooperative that meets the criteria of Section 33007.5 of the Health and Safety Code. See *definition in Title 18*.

Storage yard

An area where work tools, scrap materials, etc. used in the repair and maintenance of equipment commonly used in individual types of manufacturing or maintenance business are stored, whether inside or outside. Storage yards may also include buildings or structures for uses such as offices and repair facilities.

Store, department

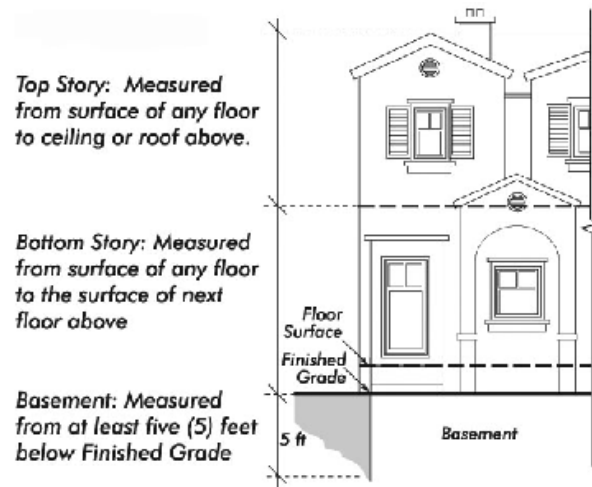
A retail facility that sells clothing, appliances, furniture or other household items through a variety of separate departments, owned by a single corporate entity and operated entirely within one building or structure as one commercial use.

Store, mini-mart

A retail establishment that provides a limited volume and variety of commonly consumed goods and intended to provide quick service.

Story, building

A space in a building between the surface of any floor and the surface of the next floor above, or if there is no floor above, the space between such floor and the ceiling or roof above; provided, however, where the ceiling of the first floor level is four feet or less above the elevation of the lowest point of the land surface at the structure perimeter, the space shall be considered a basement (see [basement](#)).

**Street**

A public or City approved private way designed primarily for vehicular traffic, whether designated as a street, arterial, highway, thoroughfare, road, avenue, boulevard, lane, place or other designation, but not including an alley. See *definition in Title 18*.

Street line

The boundary line between a street and abutting property.

Street, side

That street bounding a corner lot and which is generally parallel to the side lot line.

Structural alterations

See Building Code as adopted by the City.

Structure

See Building Code as adopted by the City.

Structure, nonconforming

See [nonconforming structure](#).

Student housing

A structure specifically designed for a long-term stay by students of a college or university for the purposes of providing rooms for sleeping purposes.

Studio unit

See [dwelling unit, efficiency](#).

Subdivision

The division of any improved or unimproved land, shown on the latest equalized County assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units even if it is separated by roads, streets, utility easements or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in Section 1350 of the California Civil Code, or a community apartment project, as defined in Section 11004 of the California Business and Professions Code. Any conveyance of land to a governmental agency, public entity or public utility shall not be considered a division of land for purposes of computing the number of parcels. "Subdivision" shall not include the financing or leasing of apartments, offices, stores or similar space within apartment buildings, industrial buildings, commercial buildings, mobile home parks or trailer parks; mineral, oil or gas leases; or land dedicated for cemetery purposes under the Health and Safety Code of the State.

For purposes of Chapter 19.620 (General Sign Provisions) and Chapter 19.625 (Private Party Signs on City-Owned Property and the Public Right-of-Way) a subdivision is all lots under a parent subdivision number. In the case of a phased subdivision, all phases combined under the parent number are considered to be a single subdivision. *See definitions in Title 18 and the General Plan.*

Subdivision sales trailer

Temporary sales office on a property whereon a final map has been lawfully issued to construct a permanent building. The temporary quarters may be used for construction office may be situated in a trailer, motor home or mobile home.

Substantial improvement

Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent of the actual cash value of the structure either:

- A. Before the improvement is started; or
- B. If the structure has been damaged and is being restored, before the damage occurred.

Substantial improvement is started when the first alteration of any structural part of the building commences.

Supportive housing

Has the same meaning as defined in subdivision (b) of Section 50675.14 of the Health and Safety Code.

19.910.210. "T" Definitions.

Tattoo/body piercing parlor	A business establishment where tattooing or body piercing is performed.
Tattooing	To insert a pigment under the surface of the skin of a human being, by pricking with a needle or otherwise, to produce an indelible mark resulting in a design, picture or words visible through the skin. Tattooing does not include those services performed by a physician licensed in the State of California to perform this type of work or beauty salons/spas that perform incidental permanent cosmetic procedures, limited to the application of permanent eyeliner, eye shadow, eyebrows and lip color.
Tavern	See bar .
Telecommuting	The act of an individual conducting any business activity from the individual's usual place of residence via telephone, computer, modem, facsimile machine and/or similar means of communication in the capacity of an employee where the employer's business is regularly conducted from a location other than the individual's place of residence.
Telephone, outdoor pay	A telephone for hire located on private property, not within a building used for additional purposes with controlled access by means of a door or doors that may be locked.
Temporary use	A land use of short duration, either indoor or outdoor, for commercial or noncommercial purposes, that is not specifically permitted in the zoning district in which the property is located, but which by general community consensus is an acceptable activity due to its close relationship to a permitted use, its positive effect on public health, safety or welfare and/or its close relationship with the social or cultural fabric of the City and may be permitted with a temporary use permit.
Thrift store	An establishment primarily engaged in the sale of used clothing, household goods, furniture or appliances. This definition does not include antique stores.
Through lot	See lot, through .
Townhouse	A dwelling unit occupying its own lot but which is physically attached to at least one other dwelling unit. <i>See definition in the General Plan.</i>
Traffic pattern modification	A modification that occurs when an existing roadway traffic flow and/or speed is changed by such means as one-way streets, raised medians, speed humps or terminated through means of a cul-de-sac.

Transfer station	A collection and transportation facility used by persons and route collection vehicles to deposit collected solid waste from off-site into a larger transfer vehicle for transport to a solid waste handling facility. Transfer stations may also include recycling facilities.
Transitional housing and transitional housing development	Has the same meaning as defined in subdivision (h) of Section 50675.2 of the Health and Safety Code.
Trash	See solid waste .
Tutoring Center	A tutoring center is an educationally oriented facility that provides personalized academic assistance on a relatively high teacher to student ratio. The facilities themselves are not schools.

19.910.220. “U” Definitions.

University	See school, professional institution of higher education .
Use	The purpose for which land or a building is designed, arranged, or intended, or for which the land or building may be occupied or maintained. <i>See definition in the General Plan.</i>
Use, nonconforming	See nonconforming use .

19.910.230. “V” Definitions.

Vapor Recovery Operations	An operation for cleaning up fuel-contaminated soils.
Variance	Pursuant to Section 65906 of the Government Code, a land use action that allows for deviation from the terms of the Zoning Code under specified conditions and specifically, when, because of special circumstances applicable to a property, including size, shape, topography, location, or surroundings, the strict application of the Zoning Code would deprive that property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
Vehicle	Any self-propelled or towable (trailer) unit designed primarily for transportation of persons or goods on land, water or air.

Vehicle fuel station	Vehicle fuel stations, include outdoor fuel dispensing and indoor facilities for lubrication, battery and brake service, tire repair, minor adjustments and repair, and the sale of food, non-alcoholic beverages, beer, wine and sundry items of convenience to the motorist, but excluding painting, body work, steam cleaning, major repairs, mechanical washing facilities, utility truck or trailer rental.
Vehicle impound or tow yard	An open area used exclusively for the storage of automobiles, motor vehicles and recreational vehicles impounded or towed pursuant to order of a public law enforcement agency or insurance organization licensed to conduct business in the State, and stored for the purposes of law enforcement investigation, insurance investigation, title clearance and transfer and/or litigation. This definition does not include the dismantling or disassembly of vehicles except pursuant to litigation, the sale of vehicle parts nor the storage of non-impounded vehicles or their parts.
Vehicle, recreational	A vehicle for non-commercial, recreational use, including a motor home, travel trailer, camper, fifth wheel, boats, water craft, race cars, off road vehicles, horse trailer or trailers designed to carry recreational vehicles such as water craft or off-road vehicles.
Vehicle repair facility, major	Any facility offering any of the vehicle repair and improvement services as defined in Vehicle Repair Facility (Minor) and also including engine and transmission overhauls, vehicle restorations, upholstery, convertible top repairs and installations, paint and body work, heavy duty truck and tractor repair and other similar services as determined by the Community and Economic Development Director or his/her designee.
Vehicle repair facility, minor	Any facility that offers minor vehicle repairs and improvements, including lubrication, battery service, brake and wheel service, accessory and tire installation and service, engine adjustments, tune-ups, electrical work, front-end alignment, exhaust system repair, brake servicing, stereo installation, vehicle detailing, window tinting, spray-on bed lining, the repair and servicing of transmissions, but only when such transmission service and repair facility is located within an automobile service center complex as defined in the Zoning Code, and other similar services as determined by the Community & Economic Development Director <u>or his/her</u> designee.
Vehicle sales	The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental or lease of two or more new or used vehicles.

Vehicle wash facility	The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment open to the public and not associated with private fleet maintenance that are incidental to fleet use.
Vehicle Wholesale Business	The wholesale of automobiles with on-site incidental indoor or outdoor storage of vehicles. A vehicle wholesale business may also include incidental vehicle repair and/or inspections as allowed under the underlying zone of the business.
Vehicle wrecking	The dismantling or wrecking of used vehicles, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts, either indoor or outdoor.
Vehicular storage yard	Any lot, area, parcel, building, structure or part thereof, used for the storage, collection or abandonment of vehicles.
Veterinary clinic, small animal hospital	A place for the medical treatment of common household pets with no provisions made for boarding, outside runs or kennels, except that overnight care incidental to medical treatment and short-term boarding is permitted. This use may be incidental to pet store services.

19.910.240. “W” Definitions.

Wall	A physical barrier constructed largely of masonry, brick, concrete, stucco, concrete block or any combination thereof and intended to mark a boundary and/or enclose an area.
Wall, building	See building wall .
Wall, parapet	See parapet wall .
Warehouse	A building or portion thereof used for the storage, receiving, shipping, or wholesaling of goods and merchandise, and any incidental or accessory activities. A warehouse is not “commercial storage” as defined in this Title.
Wet Bar	Any room or area of a room used, intended or designed to be used, for the occasional preparation of food. A Wet bar may include a single sink or basin, bar height refrigerator, bar height cabinets and hookups for cold water. This definition does not include amenities such as multiple basin sinks, full height refrigerators, hot water hookups, 220 amp electrical service, above counter cabinets, cooking apparatus including, but not limited to, stoves, ranges, hot tops, and microwaves, or any other amenities that would comprise a kitchen.
Wholesale	The sale of goods by bulk for resale purposes and not for direct use or consumption.
Wine	See brewery, wine .
Winery	See brewery, winery .

Worm farm	The growing of earthworms for commercial or noncommercial purposes in worm beds or other delineated areas or structures, and the use of certain appurtenant structures such as sunshades and packing shades that are utilized in the operation of a worm farm.
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19.910.250. “X” Definitions.

Xeriscape	A water-conserving method of landscaping in arid or semiarid climates.
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19.910.260. “Y” Definitions.

Yard	An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Title.
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Yard, front	A yard extending across the full width of the lot located between the front lot line or planned street line and the front building setback line. For corridor access lots the front yard means a yard extending across the full width of the lot as measured from the building setback line.
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Yard, level	A yard with a slope of no more than five percent.
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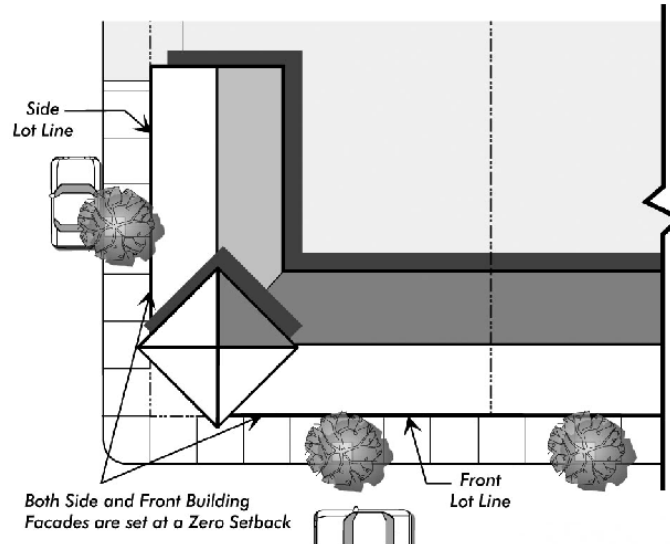
Yard, rear	A yard extending across the full width of the lot located between the rear lot line and the rear building setback line.
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Yard, side	A yard between the main building and the side lot line, extending from the front yard, or front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest part of the side lot line toward the main building.
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19.910.270. “Z” Definitions.

Zero lot line

The location of a building on a lot in such a manner that one or more of the building's walls is situated directly on the lot line or property line.



Zoning

A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement and other development standards. The Zoning Code consists of a map and text. *See definition in the General Plan.*

Zoning Administrator

Community Development Director or his or her designee who is authorized to act as the Zoning Administrator according to the procedures set forth in the California Government Code and this Title. *See definition in Title 18.*