



**PLANNING COMMISSION HEARING DATE: NOVEMBER 2, 2017
AGENDA ITEM NO. 5**

SUMMARY

<i>Case Numbers</i>	P17-0096 (GPA); P17-0180 (RZ); P17-0182 (AMD); and P17-0521 (SPA)
<i>Request</i>	Consideration of the 2014-2021 Housing Element Implementation Program. The Implementation Program includes a General Plan Amendment, Zoning Map Amendment, Zoning Code Text Amendment, and an amendment to the University Avenue Specific Plan. It is intended to bring the City into compliance with State law requiring cities to have a certified Housing Element, provide for multi-family residential and mixed-use development opportunities, and attain compliance with new State laws regarding Accessory Dwelling Units, Single-Room Occupancies, and Emergency Shelters.
<i>Applicant</i>	City of Riverside, Community & Economic Development Dept.
<i>Project Location</i>	300 parcels grouped into 67 "sites" throughout the City
<i>Ward</i>	Citywide
<i>Staff Planner</i>	Doug Darnell, AICP, Senior Planner; 951-826-5219; ddarnell@riversideca.gov

RECOMMENDATIONS

Staff recommends that the Planning Commission recommend the following to the City Council:

1. Certify the Program Environmental Impact Report (DPEIR) prepared for the project as complying with the California Environmental Quality Act (CEQA);
2. Find that, based on the Program Environmental Impact Report (DPEIR) that has been prepared for the project, the project will have significant and unavoidable environmental impacts related to air quality, cultural resources, greenhouse gas emissions, noise, land use and planning, and transportation/traffic as there are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects;

3. Approve Planning Case P17-0096 (General Plan Amendment) for properties shown on Exhibit 2a of the Planning Commission staff report dated October 19, 2017, and attached as Exhibit 5 to this report;
4. Deny the General Plan Amendment for properties identified in Exhibit 2 of this report;
5. Approve Planning Case P17-0180 (Rezone), for the rezoning of properties shown on Exhibit 2a of the Planning Commission staff report dated October 19th, 2017 and attached as Exhibit 5 to this report, and the removal of the RP (Residential Protection), NC (Neighborhood Commercial), S(Building Stories), and X (Building Setback) Overlay Zones for those properties identified in Exhibit 3 of this report;
6. Deny the rezoning of properties identified in Exhibit 2 of this report;
7. Approve Planning Case P17-0182 (Zoning Code Amendment), as shown in Exhibit 4 of the Planning Commission staff report dated October 19, 2017, and, including those minor edits and clarifications provided as Exhibit 4 to this staff report; and
8. Approve Planning Case P17-0521 (University Avenue Specific Plan Amendment).

BACKGROUND

On October 19, 2017, the Planning Commission held a public hearing to consider approval of the proposed Housing Element Implementation Program. As recommended by staff, the Planning Commission continued the item to November 2, 2017. The action to continue the request was necessary to allow time for a revised Public Notice to include the removal of various Overlay Zones from certain Candidate Site properties, and incorporate minor clean up and clarifications to proposed amendments to the Zoning Code.

PROPOSAL AND DISCUSSION

The following is an overview of the proposed changes to the Housing Element Implementation Program, including changes reflecting the input received at the October 19, 2017 Planning Commission meeting:

Overlay Zones - The Overlay Zones to be removed include the NC – Neighborhood Commercial Overlay, S – Stories Overlay, X-Setback Overlay, and the RP – Residential Protection Overlay. See Exhibit 3 for a list of sites in which one or more the above Overlay Zones currently exist and are proposed to be removed as part of the Rezoning request. The removal of the Overlay Zones is necessary to accommodate the multiple-family residential uses as would be allowed under the proposed Multiple-family and Mixed-Use zones, as applicable. Several sites which are located in specific plan areas (e.g., Magnolia Avenue and University Avenue Specific Plans) will continue to retain their existing SP – Specific Plan Overlay designation.

Changes to Zoning Code Text Amendments - Since the completion of the October 19, 2017 Planning Commission staff report, minor edits and clarifications have been made to the proposed Zoning Code text amendment. The following provides a summary of Zoning Code text amendment:

Chapter 19.080 – Nonconformities: Corrected Division heading for Nonconforming Structures and Uses in the RA-5 & RC Zones to reflect “Division IV” not “Division III.”

Chapter 19.150.020(A) – Permitted Uses Table: The proposed amendments for “Transitional Housing” and “Supportive Housing” use categories inadvertently prohibited these uses in the O, C and CG zones where they are currently allowed with a Minor Conditional Use Permit or Conditional Use Permit. This has been corrected to reflect existing Code.

Chapter 19.710 – Design Review: Revised Section 19.710.010.6 to clarify Traffic Operations Assessment (TOA) requirements and the criteria to determine when a TOA would be required as part of an Administrative Design Review application for stand-alone multi-family residential development.

Chapter 19.740 – Temporary Use Permit: Revised Section 19.740.050.F.14 to clarify that Temporary Emergency Shelters are permitted in conjunction with an Assemblies of People-Non-Entertainment use.

Chapter 19.150.020(C): Temporary Uses Table. Changed to add a reference to ALUC compatibility requirements.

Chapter 19.740, Table 19.740.020 – Temporary Use Permit: Changed the type of permit for a Temporary Emergency Shelter from Minor to Major.

Chapter 19.910 – Definitions: Added language to the definition of ‘Tiny Home’ to require connections to underground utilities.

Revised Recommendation for Site W6G4S32 – In the October 19th Planning Commission staff report this site (3.48 acres of vacant land located on Janet Avenue between Picker & Challen Streets) was recommended to be rezoned to R-1-7000 Single-Family Residential to be consistent with the existing MDR Medium Density Residential General Plan land use designation on the property. At the Planning Commission meeting, the property owner expressed his opposition to the recommended downzoning of the site from the BMP and R-3-1500 zone to the R-1-7000 zone, and expressed his desire to have the property remain in the rezoning program. Staff met with the property owner following the meeting and researched the surrounding land uses. Based on staff’s analysis of the surrounding properties, staff believes that the proposed R-3-1,500 zone is compatible with the mix of multi-family and single-family land uses in the immediate vicinity of the property. Therefore, staff recommends that the property be included in the rezoning program.

For further project background and information please refer to the October 19, 2017 Planning Commission staff report (Exhibit 5).

PUBLIC NOTICE AND COMMENTS

Pursuant to CEQA, a 45-day minimum review and comment period was provided for the Draft Environmental Impact Report (DEIR). The DEIR comment period began on September 1, 2017, and will end at 5:00 PM on October 23, 2017. A Notice of Availability of a DEIR was mailed to various Federal, State, regional, and local government agencies and other interested parties, including the agencies/interest groups that commented on the Notice of Preparation. The Notice of Availability was also published as a 1/8th page ad in the Press Enterprise. All comments received on the DPEIR prior to October 19, 2017 Planning Commission meeting will be provided to the Commission for consideration.

Additionally, on September 21, 2017, public hearing notices were mailed to all candidate site property owners, and property owners within 300 feet of each candidate site. All written public

comments since the September 21st Public Hearing Notice have been provided to the Planning Commission.

A revised Public Notice for the November 2, 2017 Planning Commission public hearing was published as a 1/8th page ad in the Press Enterprise on October 22, 2017.

EXHIBITS LIST

1. Staff Findings
2. Properties Recommended for Denial and Properties with Revised Recommendations
3. Overlay Zones to Be Removed
4. Zoning Code Text Amendment Changes
5. Planning Commission Staff Report dated October 19, 2017

Prepared by: Doug Darnell, Senior Planner

Reviewed by: Ted White, Deputy Director

Approved by: Rafael Guzman, Community & Economic Development Director



CITY OF
RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – STAFF FINDINGS

Case Numbers: **P17-0096** (General Plan Amendment)
 P17-0180 (Rezone)
 P17-0182 (Zoning Code Text Amendments)
 P17-0521 (University Avenue Specific Plan Amendment)

Zoning Code Amendment Findings Pursuant to Section 19.810.040

- a. The proposed Zoning Code Text and Map Amendments are generally consistent with the goals, policies, and objectives of the General Plan because every site that will be rezoned under this proposal will be consistent with the General Plan land use designation, and establish greater consistency between the General Plan, and Zoning Code. As a result of the proposed rezoning effort, a large number of sites will become consistent with the existing General Plan land use designations, where they currently are not consistent. Additionally, the proposed Zoning Code text amendments serve to remove barriers to housing furthering Goals and Policies of the Housing Element of the General Plan.
- b. The proposal Zoning Code Text and Map Amendments will not directly adversely affect surrounding properties because the proposed rezoning and amendments do not involve actual development. However, the proposed multiple-family residential and mixed use zoning will allow for future development of multiple-family residential by right. For many sites, this will increase the density and intensity of use that could be allowed with the proposed zoning, which could result in impacts to surrounding properties. In compliance with the California Environmental Quality Act (CEQA), a Draft Program Environmental Impact Report has been prepared to analyze potential environmental impacts of future development that could occur as a result of the project. Where feasible, mitigation measures have been identified to reduce potentially significant impacts to a less than significant level. The DPEIR has found some impacts to be Significant and Unavoidable and for such impacts, the Final DPEIR will include a Statement of Overriding Considerations in compliance with CEQA.
- c. The proposal promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code, in that the proposed Zoning Code Text and Map Amendments will promote greater opportunity for safe and affordable housing to meet the needs of all segments of the population.

November 2, 2017 Planning Commission

Item No. 5 (Continued from October 19, 2017)

Planning Case Nos. P17-0096 (GPA), P17-0180 (RZ), P17-0182 (AMD), and P17-0521 (SP)

REVISED RECOMMENDATIONS

Staff recommends that the Planning Commission recommend the following to the City Council:

1. Certify the Program Environmental Impact Report (DPEIR) prepared for the project as complying with the California Environmental Quality Act (CEQA);
2. Find that, based on the Program Environmental Impact Report (DPEIR) that has been prepared for the project, the project will have significant and unavoidable environmental impacts related to air quality, cultural resources, greenhouse gas emissions, noise, land use and planning, and transportation/traffic as there are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects;
3. Approve Planning Case P17-0096 (General Plan Amendment) for properties shown on Exhibit 2a of the Planning Commission staff report dated October 19, 2017, and attached as Exhibit 5 to the Planning Commission staff report dated November 2, 2017 ~~this report, except that:~~
 - a. All properties shown with cross hatching in Exhibit 2a shall not be approved.
 - b. Site W5G1S11 (APN's 233-062-039 and 233-062-040) shall not be approved, and
 - c. Site W6G4S32 (APN's 151-111-034 and 151-111-046) shall be designated as HDR (High Density Residential);
- ~~4. Deny the General Plan Amendment for properties identified in Exhibit 2 of this report;~~
- ~~5.4.~~ Approve Planning Case P17-0180 (Rezone), for the rezoning of properties shown on Exhibit 2a of the Planning Commission staff report dated October 19th, 2017, and attached as Exhibit 5 to the Planning Commission staff report dated November 2, 2017 ~~this report, except that:~~
 - a. All properties shown with cross hatching in Exhibit 2a shall not be approved.
 - b. Site W5G1S11 (APN's 233-062-039 and 233-062-040) shall not be approved.
 - c. Site W6G4S32 (APN's 151-111-034 and 151-111-046) shall be zoned R-3-1500 (Multiple-Family Residential), and
 - d. and the removal of the The RP (Residential Protection), NC (Neighborhood Commercial), S(Building Stories), and X (Building Setback) Overlay Zones shall be removed for those properties identified in Exhibit 3 of ~~this report~~ the Planning Commission staff report dated November 2, 2017;
- ~~6. Deny the rezoning of properties identified in Exhibit 2 of this report;~~

5. Approve Planning Case P17-0182 (Zoning Code Amendment), as shown in Exhibit 4 of the Planning Commission staff report dated October 19, 2017, and, including:

a. Those minor edits and clarifications provided as Exhibit 4 of the Planning Commission ~~to this~~ staff report dated November 2, 2017, and

b. An edit to Chapter 19.150.020(A) – Permitted Uses Table to allow single-family dwellings in R-3 and R-4 Zones only on properties 0.25 acres in size or less; and

~~7.6.~~ Approve Planning Case P17-0521 (University Avenue Specific Plan Amendment).

Staff recommends that the Planning Commission:

1. Deny the General Plan Amendment for properties identified for removal in Exhibit 2 of the Planning Commission staff report dated November 2, 2017; and

2. Deny the rezoning of properties identified for removal in Exhibit 2 of the Planning Commission staff report dated November 2, 2017.

DEIR COMMENTS
RECEIVED AFTER 10/19/17

AGENDA ITEM #5
DIST. AT CPC 11/2/17

RINCON BAND OF LUISEÑO INDIANS
Cultural Resources Department

1 W. Tribal Road • Valley Center, California 92082
(760) 297-2635 Fax: (760) 692-1498



October 23, 2017

Douglas Darness
City of Riverside
3900 Main Street
Riverside, CA 92522

Community & Economic
Development Department

OCT 24 2017

Community & Economic
Development Department

Re: 2014-2021 Housing Element Update Housing Implementation Plan

Dear Mr. Darness:

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the 2014-2021 Housing Element Update Housing Implementation Plan Project and we thank you for the opportunity to consult on this project. The location you have identified is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people. Thank you for providing Rincon with the notification of the availability of the Draft Environmental Impact Report. After reviewing the information we noticed we were not provided with the cultural portion of the EIR. If you could please forward this information as soon as possible it would be greatly appreciated.

We look forward to hearing from you. If there are any questions or concerns please do not hesitate to contact our office at (760) 297-2635 at your convenience.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Destiny Colocho
Manager
Rincon Cultural Resources

Bo Mazzetti
Tribal Chairman

Tishmall Turner
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member

Darnell, Doug

From: Darnell, Doug
Sent: Wednesday, October 25, 2017 11:08 AM
To: 'Erica Martinez'
Cc: Eastman, Jay; Bartscher, Christina
Subject: RE: [External] 2014-2021 Housing Element Update

Hello Erica,

Thank you for providing comments on the City's 2014-2021 Housing Element Implementation Plan. In response to the Tribe's comment letter requesting that the City send the Cultural portion of the DEIR as soon as possible, we would like you to know that the DEIR and DEIR Appendices can be viewed on the Housing Element webpage at the following link: <http://www.riversideca.gov/planning/housing-element.asp>

Direct links to the DEIR and DEIR Appendix G – Cultural & Tribal Resources Report are also provided below:

- DEIR document: <http://www.riversideca.gov/planning/pdf/2017/Public%20Review%20Draft%20DEIR%20for%202014-2021%20Housing%20Element%20Implementation.pdf> See DEIR Section 4.3 Cultural & Tribal Cultural Resources
- Appendix G – Cultural & Tribal Report: http://www.riversideca.gov/planning/pdf/2017/07_Appendix%20G_Cultural%20and%20Tribal.pdf

Please let me know if you have any further questions.

Sincerely,

Douglas A. Darnell, AICP, Senior Planner
3900 Main Street
Riverside, CA 92522
Ph: 951-826-5219
Fax: 951-826-5981
e-mail: ddarnell@riversideca.gov

From: Erica Martinez [<mailto:emartinez@RinconTribe.org>]
Sent: Tuesday, October 24, 2017 1:04 PM
To: Darnell, Doug <DDarnell@riversideca.gov>
Subject: [External] 2014-2021 Housing Element Update

Dear Mr. Darnell:

Attached please find the tribes response to the notification we received regarding the above mentioned project.

If there are any questions or concerns please do not hesitate to contact our office at your convenience.

Thank you,

Erica A. Ortiz-Martinez

Administrative Assistant

Cultural Resources Department

Rincon Band of Luiseño Indians

1 West Tribal Road | Valley Center, CA 92082

Office: 760-297-2635

Fax: 760-692-1498

Email: emartinez@rincontriibe.org



*Rincon Band of
Luiseño Indians*

www.rincontriibe.org



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

October 24, 2017

Doug Darnell
City of Riverside
3900 Main Street, 3rd Floor
Riverside, CA 92522

Subject: City of Riverside 2014 - 2021 Housing Element Update Housing Implementation Plan EIR
SCH#: 2017041039

Dear Doug Darnell:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on October 23, 2017, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2017041039
Project Title City of Riverside 2014 - 2021 Housing Element Update Housing Implementation Plan EIR
Lead Agency Riverside, City of

Type EIR Draft EIR
Description Notes: Extended Per Lead

The 2014-2021 Housing Element Update consists of a comprehensive review/update to the city's HE. The project involves GP Amendments/zone changes/specific plan amendments to as many as 69 candidate sites and as many as 303 parcels. The candidate sites would have a development potential of as many as 11,715 dwelling units and as much as 7.2 million sf of non-residential uses. Overall, the project is anticipated to result in a net increase of as many as 11,649 DU and as much as 5.9 million sf of non-residential uses over existing conditions. In addition, the project involves approval of: GP LU map amendment to change the GP LUD of sites; ZC amendment to rezone sites; ZC Text amendment to include various amendments related to tools H-26, H-47, H-53; and a specific plan amendment to amend the University Avenue specific plan.

Lead Agency Contact

Name Doug Damell
Agency City of Riverside
Phone 951-826-5219
email
Address 3900 Main Street, 3rd Floor
City Riverside
Fax
State CA **Zip** 92522

Project Location

County Riverside
City Riverside
Region
Lat / Long
Cross Streets Various
Parcel No.

Township	Range	Section	Base
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Proximity to:

Highways I-215, SR-91
Airports Riverside Municipal, Flabob Airp
Railways Metrolink Purple Line
Waterways Santa Ana River
Schools Various
Land Use Various existing land uses; Various Zones; and Various General Plan designations

Project Issues Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Wildlife; Cumulative Effects; Other Issues; Aesthetic/Visual

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 6; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 8; Office of Emergency Services, California; Department of Housing and Community Development; Regional Water Quality Control Board, Region 8; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

Note: Blanks in data fields result from insufficient information provided by lead agency.

**Document Details Report
State Clearinghouse Data Base**

Date Received 09/01/2017 *Start of Review* 09/01/2017 *End of Review* 10/23/2017

Darnell, Doug

From: Claudia Manrique <claudiam@moval.org>
Sent: Friday, October 20, 2017 4:22 PM
To: Darnell, Doug
Subject: [External] Draft EIR for 2014-2021 Housing Element (SCH#2017041039)

Doug:

We have no comments on the draft EIR, but would like to be notified when the Final EIR is released.

Sincerely,

Claudia Manrique
Associate Planner
Community Development
City of Moreno Valley
p: 951.413 3225 | e: claudiam@moval.org w: www.moval.org
14177 Frederick St., Moreno Valley, CA 92553

Claudia Manrique
Associate Planner
Community Development
City of Moreno Valley
p: 951.413 3225 | e: claudiam@moval.org w: www.moval.org
14177 Frederick St., Moreno Valley, CA 92553



W6G4S32

AGENDA ITEM #5
DIST. AT CPC 11/2/17

Darnell, Doug

From: Dilip Sheth <dsheth2737@yahoo.com>
Sent: Thursday, November 02, 2017 8:10 AM
To: Darnell, Doug
Subject: [External] Fwd: 8527 Janet Avenue(APN 151-111-034) Site W6G4S32 - Surrounding Multi-Family Diagram
Attachments: 17-1101 Janet MFR Diagram r7.cleaned.pdf; ATT00001.htm

This email's attachments were cleaned of potential threats by The City of Riverside's Security Gateway. Click [here](#) if the original attachments are required (justification needed).

Sent from my iPhone

Subject: 8527 Janet Avenue(APN 151-111-034) Site W6G4S32 - Surrounding Multi-Family Diagram

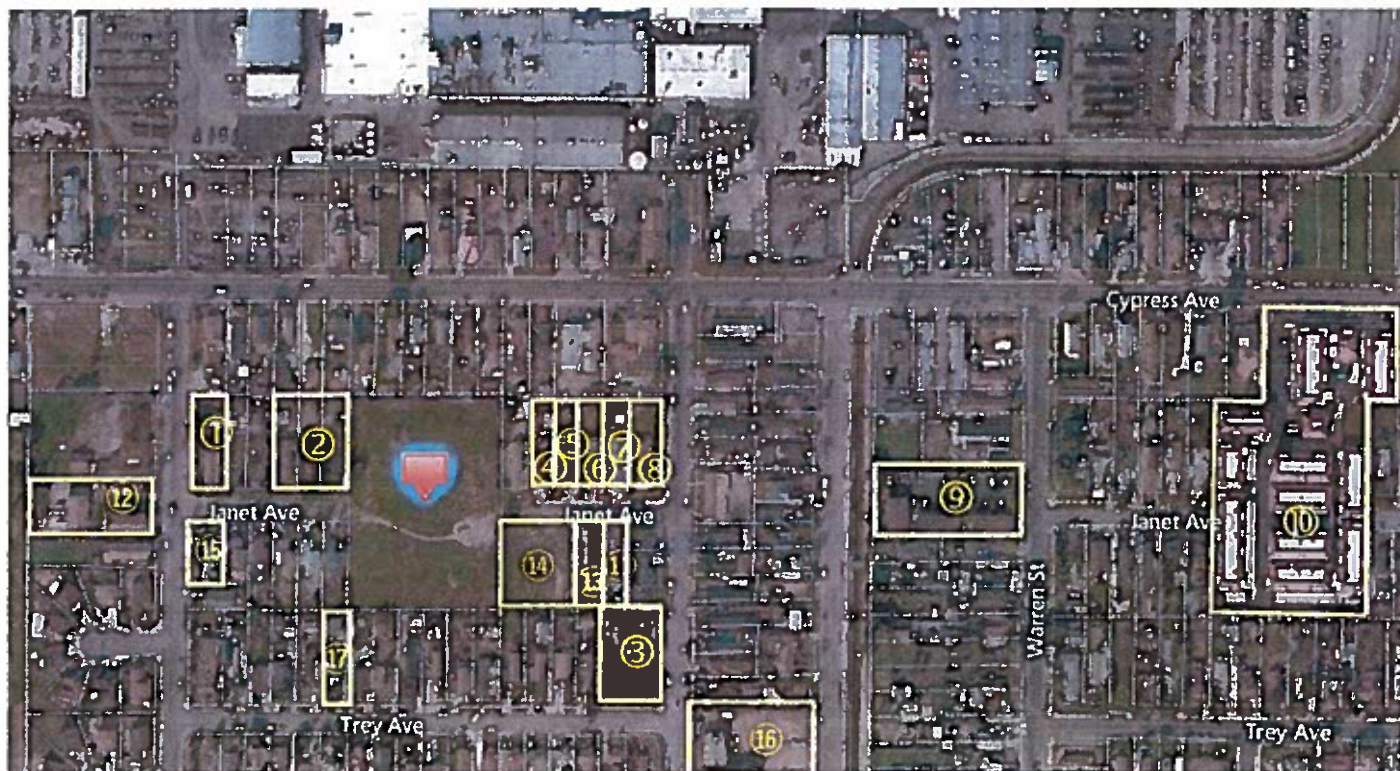
Hi Doug,
Per our conversation in the past few weeks, I have put together a diagram of some multi-family properties/zoning in the area of the subject site. This is by no means an exhaustive and complete list of every multi-family property in the immediate neighborhood. However, it does show that this is not a single-family residential neighborhood by any means.

Please make this exhibit and the e-mail a part of my comments in support of rezoning this site to R-3-1500.

Thanks for your help

Dilip Sheth
Director
Shree Properties Inc.

Ph: 310-803-9567 (O)
310-266-2754 (cell)



	<u>Address</u>	<u>Type</u>	<u>Units</u>
①	5919 Challen	Multi Family	
②	8567-8589 Janet Ave	Multi-Family	10
③	8343 Trey Ave	Two Duplex	4
④	8407 Janet Ave	Duplex	2
⑤	8389 Janet Ave	SFR	1
⑥	8371 Janet Ave	Duplex 2x3/2	2
⑦	8357 Janet Ave	Duplex	2
⑧	8331 Janet Ave	Duplex 2x3/2	2
⑨	5910 Warren St	Multi-Family	24
⑩	7850 Cypress Ave	Multi-Family	106
⑪	8358 Janet Ave	Triplex 5/2	3
⑫	5906 Challen Ave	Multi-Family	16
⑬	8372 Janet Ave	Duplex	2
⑭	APN 151-111-046	VACANT	
⑮	5875 Challen	Multi-Family 4/2	2
⑯	5797 Picker St	Multi-Family	30
⑰	8555 Trey Ave	Duplex	2

**CITY OF RIVERSIDE
SPEAKER CARD**

AGENDA ITEM NO.: 5

WELCOME TO THE RIVERSIDE PLANNING COMMISSION MEETING.

IF YOU WISH TO ADDRESS THE PLANNING COMMISSION, PLEASE COMPLETE AND SUBMIT THIS CARD TO THE PLANNING STAFF. SPEAKER CARDS WILL BE ACCEPTED UNTIL CONCLUSION OF PUBLIC COMMENT ON THE AGENDA ITEM.

NAME: Nancy Melendez DATE: 11/2/17
CITY/NEIGHBORHOOD: Ward 5 PHONE # (Optional): _____
ADDRESS (Optional): 9216 Hawthorne Ave
Address City/State/Zip
SUBJECT: Housing Plan



SUPPORT



OPPOSE



NEUTRAL

In accordance with the Public Records Act, any information you provide on this form is available to the public.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23035, the Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting.

P17-0096, P17-0180, P17-0182, & P17-0521

Exhibit 2 – Properties Recommended for Denial and Properties
with Revised Recommendations

Sites Recommended for Removal from Proposal	Description	Notes
<i>Sites Entitled, Pending Entitlement or Recently Developed</i>		
W2G2S03	Lee's Sandwiches – 0.82 acres at University Ave. & Ottawa	Removal of entire site
W3G4S11	"Harris Farm" Property – 2.9 acres, east side of Jefferson Street south of California Avenue	Removal of entire site
W3G4S09	1.6 Acres at the east side of Jefferson Street south of Magnolia Ave.	Removal of entire site
W5G1S02	10.6 acre site at the south side of Magnolia Avenue between Muir Avenue and Harrison Street	Partial Removal of 4 parcels only (APN's: 234080032, 234091012, 234091013, 234080031)
W6G4S17	3.6 acre site northerly of Hole Avenue between Hedrick and Jones Avenues	Partial Removal of 1 parcel only (APN 143040011)
W6G4S20	11.5 acres at the intersection of Hole and California Avenues	Partial Removal of 2 parcels only (APN's 143080026 & 143-080032)
W6G4S26	6.5 acres at on the west side of La Sierra Avenue southerly of Collett Avenue	Removal of entire site
W6G4S41	6.6 acres on the west side of Van Buren Boulevard and north side of Challen Avenue	Partial Removal of 4 parcels only (APN's 145082036, 145161007, 145161004, 145161008)
W5G1S11	3.94 acres on the east side of Van Buren Blvd. northerly of the SR 91 Freeway.	Removal of entire site (<i>Note: This site was added to list of sites for removal after 10-19-17 CPC</i>)
<i>Inconsistent with March Airport Land Use Compatibility Plan</i>		
<i>Sites previously removed from Housing Element Rezoning Program</i>		
W4G3S13	Gless Ranch - 12.68 acres at the southwest corner of Van Buren Blvd. and Barton Rd.	Removal of entire site
W4G4S36	Gless Ranch – 26.68 acres at the southwest corner of Van Buren Blvd. and Barton Rd.	Removal of entire site
<i>Sites within Single-Family Residential Neighborhoods</i>		
W6G4S34	5.98 acres on Crest Avenue southeast of the intersection of Crest and Wells Avenues	Removal of entire site
W6G4S33	5.22 acres on the east side of Buchanan Street north of Indiana Ave.	Removal of entire site
<i>Site with Small Parcels not Meeting HCD Criteria & Significant Impact to Historic Resources, per DEIR</i>		
W5G1S19	Arlington Village, 5.86 acres – north and south side of Magnolia Avenue, westerly and easterly of Van Buren Blvd.	Removal of entire site
Site Recommended for Different Zoning	Description	Notes
W1G4S44 (APN 251070007, 251070008)	4.21-acre commercial center at the north side of Blaine Street westerly of Watkins Dr.	Change in proposed Zoning for MU-U, Mixed Use Urban instead of R-4, Multi-Family Residential

P17-0096, P17-0180, P17-0182, & P17-0521

Exhibit 3 – Overlay Zones To Be Removed

OVERLAY ZONES TO BE REMOVED:

RP – Residential Protection
 NC – Neighborhood Commercial
 S-1 – Building Stories, 1 story limit
 S-2 – Building Stories, 2 story limit
 X – Building Setback
 X-20 – Building Setback, 20 feet minimum

PROJECT SITES WITH OVERLAY ZONES TO BE REMOVED:

Sites	Description	Overlay Proposed for Removal	Existing Zone	Proposed Zoning
W1G4S01	Vacant Land at the southwest corner of Massachusetts & Iowa Avenues	RP Overlay to be removed	R-1-7000-RP	R-4
W1G4S44	4.21-acres at the north side of Blaine Street westerly of Watkins Dr.	NC Overlay to be removed	CR & CR-NC	MU-U
W4G4S42	13.77 acres of vacant land at the southeast corner of	S-2 & X Overlays removed	CR-S-2-X-SP	R-3-1500-SP
W5G1S13	4.93 acres at the north side of Magnolia Avenue between Donald Ave. & Jackson St.	NC Overlay removed from	CR-SP, R-1-7000-SP & CR-NC-SP	MU-V-SP
W5G1S14	1.97 acres at the north side of Magnolia Avenue between Stotts St. & Donald Ave.	NC Overlay to be removed	CR-SP & CR-NC-SP	MU-V-SP
W5G1S15	1.27 acres north side of Magnolia Avenue between Everest Ave. & Stotts St.	NC Overlay to be removed	CR-SP & CR-NC-SP	MU-V-SP
W5G1S16	2.5 acres south side of Magnolia Avenue west of Donald Ave.	NC Overlay to be removed	CR-SP & CR-NC-SP	MU-V-SP
W5G1S17	2.7 acres south side of Magnolia Avenue between Everest Ave. & McKenzie St.	NC Overlay to be removed	CR-SP, CR-NC-SP, & R-1-7000-SP	MU-V-SP
W5G3S08	Magnolia Square - 7.7 acres at the southeast corner of California Avenue and Monroe St.	NC Overlay to be removed	CR & CR-NC	MU-V
W5G4S38	3.14 acres east of the Van Buren Blvd. northwesterly & adjacent to the Van Buren Drive-In	X-20 Overlay to be removed	BMP, R-1-7000 & BMP-X-20	R-4
W6G1S01	16.59 acres north side of Magnolia Avenue westerly of Tyler Ave.	S-1, S-2, & X-20 Overlays to be removed	CR-SP, CR-S-2-SP, CR-S-1-X-20-SP, & CR-S2-WC-SP	MU-V-SP & MU-V-WC-SP
W6G1S10	16.81 acres south side of Magnolia Avenue easterly of La Sierra Ave.	X Overlay to be removed	CR-SP, CG-SP, CG-X-SP	MU-U-SP
W6G3S02	4.75 acres at the southeast corner of Whitford Ave. and La Sierra Ave.	S-2 Overlay to be removed	CG, CG-S-2 & CR-S-2	MU-V
W6G3S03	2.89 acres east side of La Sierra Ave. southerly of Miner Ave.	S-1 & X Overlays proposed to be removed	CR-S-1-X	MU-V

OVERLAY ZONES TO REMAIN, WHERE APPLICABLE:

SP – Specific Plan (i.e., the Magnolia Avenue and University Avenue Specific Plans)
 WC – Water Course
 AP – Airport Protection
 CR – Cultural Resources

P17-0096, P17-0180, P17-0182, & P17-0521

Exhibit 4 – Zoning Code Text Amendment Changes

The following identifies revisions to the proposed Zoning Code Text Amendment which are subsequent to the October 19, 2017 Planning Commission Report. The pages that follow only include those where text revisions occur (revisions are highlighted in yellow). Revisions to grammar and formatting are not shown.

Chapter 19.080 - Nonconformities

DIVISION IV: NONCONFORMING STRUCTURES AND USES IN THE RA-5 AND RC ZONES

19.080.110 Nonconforming Uses and Structures Generally.

19.080.120 Structural Alterations.

19.080.130 Building Permit Issuance.

19.080.110 Nonconforming Uses and Structures Generally.

Except as specifically provided elsewhere in this chapter, any nonconforming use or structure may be continued indefinitely. If a nonconforming use is changed to any different use, such different use shall conform to the provisions of this chapter. Any discontinuance of a nonconforming for a continuous period of one year shall be deemed to constitute an abandonment of such nonconforming use and any future use shall conform to the provisions of this chapter. If any nonconforming building be destroyed by fire, explosion or other casualty, act of God or the public enemy, the owner may reconstruct a building of the same size or smaller to continue the previous use, provided a building permit is obtained and repairs are commenced within one year, then the right to continue the nonconforming use shall terminate and the use of the property must thereafter conform to the provisions of this chapter for the zone in which it is located.

19.080.120 Structural Alterations.

The nonconforming use of a nonconforming building may be expanded or extended throughout such building; provided that no structural alterations, except those required by law or ordinance, shall be made therein unless a conditional use permit is obtained. The nonconforming use of a conforming building may be expanded or extended into any other portion of such conforming building, subject to the granting of a conditional use permit.

19.080.130 Building Permit Issuance.

A building permit for ordinary and routine maintenance and repair work may be issued by the building official if such maintenance and repair work will not require a structural alteration, reconstruction or enlargement of a nonconforming building or improvement or increase the floor area or cubical content of a nonconforming building or improvement. The alteration and reconstruction of a nonconforming buildings or improvements requiring building permits may be permitted subject to the granting of a conditional use permit. Within the limitations hereinafter set forth a building permit for a new building, enlargement of an existing building,

or increase in floor area or cubical content may be permitted. Such building permit may be granted if all of the following conditions do exist:

A. Such expansion will protect a valuable property investment;

B. Such expansion and proposed use will not adversely affect or be materially detrimental to the adjoining properties;

C. That there is need for relief of overcrowded conditions or for modernization in order to properly operate the use and protect valuable property rights.

Chapter 19.150.020(A) – Permitted 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	
Subdivision Sales Trailer and/or Office During Construction																						See Temporary Uses Table
Supportive Housing																						
2 to 6 occupants	P	P	P	P	P	P	P	MC	MC	MC	X	P	P	P	X	X	X	X	X	X	X	
more than 6 occupants	P	P	P	P	P	P	P	C	C	C	X	P	P	P	X	X	X	X	X	X	X	
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	
Tiny Home Community	X	X	PRD	PRD	PRD	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Transitional Housing																						
2 to 6 occupants	P	P	P	P	P	P	P	MC	MC	MC	X	P	P	P	X	X	X	X	X	X	X	
more than 6 occupants	P	P	P	P	P	P	P	C	C	C	X	P	P	P	X	X	X	X	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	

Chapter 19.710 – Design Review

To facilitate the development of affordable housing throughout the City, consistent with California Government Code Section 65580, an administrative Design Review application for standalone multi-family residential building(s) shall be reviewed by the Community and Economic Development Director or his/her designee when the proposed development complies with all of the following criteria:

1. Development standards and regulations of the Riverside Municipal Code, including but not limited to, Title 7 (Noise), 16 (Building & Construction), 17 (Grading), 18 (Subdivision), 19 (Zoning) and 20 (Cultural Resources);
2. Water Quality Management Plan (WQMP) requirements;
3. No other discretionary review is required to approve the development proposal, such as, but not limited to, a variance, rezoning, specific plan amendment or general plan amendment;
4. County's Airport Land Use Compatibility Plan (ALUCP), when applicable;
5. Mitigation measures of the Final Program Environmental Impact Report (FPEIR) certified for the City's 2014-2021 5th Cycle Housing Element (SCH # 2017041039); and
6. Requirements of a Traffic Operations Assessment (TOA) prepared for and reviewed by the City of Riverside Public Works Department. A TOA is required when a development results in any of the following:
 - a. Generates 100 or more new peak hour vehicle trips;
 - b. Does not conform with the City of Riverside's Access Management Guidelines;
 - c. The project site is located within 1,000 feet of a roadway or intersection where three or more reported vehicular accidents have occurred in a 12-month period, or five or more reported vehicular accidents in a 24-month period, and where the installation of traffic controls or improvements could reduce vehicular accidents; or
 - d. The closest intersection, if greater than 1,000 feet from the project site, or segment of roadway between the project and the closest intersection, have had three or more reported vehicular accidents in a 12-month period, or five or more reported vehicular accidents in a 24-month period, and where the installation of traffic controls or improvements could reduce vehicular accidents.

This administrative Design Review process ensures compliance with California Housing Element law. The multi-family housing permitted pursuant to RMC Article V – Permitted Use Table - 19.150.020(A) shall be a “permitted use by right”, as defined by Government Code Section 65583.

Chapter 19.740 – Temporary Use Permit

- a) 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.
- b) 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 Emergency Shelter with Assemblies of People-Non-Entertainment

- a) A Temporary Emergency Shelter may be permitted in conjunction with an Assemblies of People-Non-Entertainment use.
- b) A written management and security plan shall be provided for review and approval by the Community & Economic Development Director or their designee.
- c) The owner and/or management shall become an active member of the Riverside Police Department's Crime Free Multi-Housing Program or equivalent program.
- d) A site maintenance and operations plan for ongoing property cleaning, noise control, and odor, dust, and litter control shall be submitted for review and approval of the Community & Economic Development Director or their designee prior to commencement of operations.
- e) The placement of beds are temporary and limited to the maximum number of days identified in Table 19.740.020.
- f) Temporary Emergency Shelters shall be consistent with applicable airport land use compatibility plans. See Chapter 19.149 – Airport Land Use Compatibility.

14.15. 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.

Chapter 19.910 – Definitions

Tiny home

A Dwelling Unit constructed on a chassis that meets the following:

1. The unit cannot (and is designed not to) move under its own power. When sited on a parcel the wheels and undercarriage shall be skirted;
2. No larger than allowed by California State Law for movement on public highways;
3. Has at least 100 square feet of first floor interior living space;
4. Is a self-contained unit which includes basic functional areas that support normal daily routines such as cooking, sleeping, and toiletry;
5. Is designed and built to look like a conventional building structure;
6. Licensed and registered with the California Department of Motor Vehicles and meets the American National Standards Institute 119.2 or 119.5 requirements;
7. Connected to permanent utilities; and
8. A Tiny Home is not a recreational vehicle as defined in the Zoning Code.



**PLANNING COMMISSION HEARING DATE: OCTOBER 19, 2017
AGENDA ITEM NO.: 5**

SUMMARY

<i>Case Numbers</i>	P17-0096 (GPA); P17-0180 (RZ); P17-0182 (AMD); and P17-0521 (SPA)
<i>Request</i>	Consideration of the 2014-2021 Housing Element Implementation Plan and Rezoning Program. The Implementation Plan includes a General Plan Amendment, Zoning Map Amendment, Zoning Code Text Amendment, and an amendment to the University Avenue Specific Plan. It is intended to bring the City into compliance with State law requiring cities to have a certified Housing Element, provide for multi-family residential and mixed-use development opportunities, and attain compliance with new State laws regarding Accessory Dwelling Units, Single-Room Occupancies, and Emergency Shelters.
<i>Applicant</i>	City of Riverside, Community & Economic Development Dept.
<i>Project Location</i>	300 parcels grouped into 67 "sites" throughout the City
<i>Ward</i>	Citywide
<i>Staff Planner</i>	Doug Darnell, AICP, Senior Planner; 951-826-5219; ddarnell@riversideca.gov

RECOMMENDATIONS

Staff recommends that the Planning Commission recommend the following to the City Council:

1. Certify the Draft Program Environmental Impact Report (DPEIR) prepared for the project as complying with the California Environmental Quality Act (CEQA);
2. Find that, based on the Draft Program Environmental Impact Report (DPEIR) that has been prepared for the project, the project will have significant and unavoidable environmental impacts related to air quality, cultural resources, greenhouse gas emissions, noise, land use and planning, and transportation/traffic as there are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects; and
3. Approve Planning Cases P17-0096 (General Plan Amendment), P17-0180 (Rezone), P17-0182 (Zoning Code Amendment), and P17-0521 (University Avenue Specific Plan Amendment) with staff's recommendation to rezone all Housing Element Appendix D –

Rezoning Program candidate sites per Exhibit 2b, and excluding those sites identified for removal in Exhibit 2b and Exhibit 6, based on the findings contained with the staff report.

BACKGROUND

Overview

California law requires cities to adopt comprehensive, long-term general plans for their physical development, and requires that the general plan consist of development policy statements, including those related to the provision of adequate housing (e.g., the Housing Element). The law also requires that the Housing Element of the General Plan be reviewed and approved by the California Department of Housing and Community Development (HCD) at least every eight years (Gov't Code Sec 65300 & 65302(c)).

California law (Gov't Code Sec 65580-65590) stipulates the information that must be included in a Housing Element. To comply with the law, the City prepared the Draft 2014-2021 Housing Element as an amendment to the City's General Plan 2025. On August 10, 2017 the Planning Commission recommended adoption of the Draft 2014-2021 Housing Element; and the City Council will consider the recommendation at a public hearing on October 10, 2017.

State law also requires the Southern California Association of Governments (SCAG) to prepare a Regional Housing Needs Assessment (RHNA), which specifies the existing and projected housing needs within the Los Angeles region. The RHNA identifies the needs for persons at all income levels, and stipulates the number of housing units each jurisdiction must accommodate in order to carry their "fair share" of regional growth. Cities are required to include the RHNA in their Housing Element analysis and implementation programs.

The 2014-2021 Housing Element analyzed whether the City of Riverside can accommodate its fair share of housing on properties currently zoned for multi-family housing, pursuant to the criteria established by state law. As discussed below, the analysis showed that the City does not have enough zoned property to accommodate its allocation of low and very low-income households; therefore the City is mandated to rezone properties to accommodate the unmet RHNA. The 2014-2021 Housing Element contains an implementation plan, which identifies 300 properties that could be rezoned to accommodate the City's unmet housing needs (i.e., are "candidate sites" for rezoning).

The 2014-2021 Housing Element also evaluates the City's compliance with other parts of California law, such as those related to transitional housing, supportive and emergency shelters, allowing multi-family housing "by right", accessory living units, and single room occupancies (SROs). These particular issues are addressed in the 2014-2021 Housing Element Implementation Program as Tools H-26, H-47 and H-53.

To meet the City's RHNA obligation, as stated above, and to comply with new State laws, the City must revise the Zoning Code text, and rezone underutilized properties to accommodate higher density dwellings. The proposal before the Commission will accomplish these objectives.

As a note, the proposed rezoning effort does not directly address the fifteen (15) new affordable housing bills signed by the Governor in late September, 2017, some of which add additional mandates when they go into effect.

Regional Housing Needs Assessment (RHNA)

As described above, SCAG prepares a Regional Housing Needs Assessment (RHNA) every eight years, and the RHNA stipulates the number of housing units each jurisdiction is expected to accommodate within the eight year period. Additionally, the RHNA is broken down into household affordability, and each jurisdiction is required to have enough land available to accommodate the construction of the lower-income households identified. As shown in Table 1, the 2014-2021 RHNA obligates the City to accommodate the construction of 3,338 new housing units affordable to lower income families.

TABLE 1 – Riverside’s 2014-2021 RHNA Allocation			
Income Level Category	Income as a Percentage of Median Family Income	RHNA Allocation (Units)	Percent of Total
Extremely Low-Income	30% or less		
Very Low-Income	31% to 50%		
Low-Income	51% to 80%		
Moderate-Income	81% to 120%	1,503	18%
Above Moderate	More than 120%	3,442	42%
TOTAL		8,283	100%

The 2014-2021 Housing Element evaluated whether the City was able to accommodate the lower-income housing allocation. This is done by identifying vacant and underutilized properties that are zoned for higher density multi-family residential development, and then calculating the number of units these properties would yield based on the City’s permitted densities. When doing the calculation the City is able to subtract the number of lower-income units currently in production (i.e., under construction, or to be constructed). If the amount of land currently zoned for multi-family is not adequate to cover the RHNA allocation, then the City must rezone properties to make up for the shortfall.

In addition to the 5th Cycle (2014-2021) Housing Element RHNA, the City was also allocated a fair share of housing as part of the 4th Cycle (2006-2014) Housing Element. The City failed to rezone the properties identified in the 4th Cycle Housing Element; therefore, per State law, the unmet 4th Cycle allocation has been carried over to the 5th Cycle. Table 2 below shows the City’s current rezoning requirement (4,767 dwellings), including both the remaining 4th and 5th cycle obligations.

Table 2 – Mandated Rezoning for Riverside’s 2014-2021 Housing Element				
	DWELLING UNITS			
	4 th Cycle (2006-2014) Carry Over	5 th Cycle (2014-2021) RHNA	5 th Cycle (2014-2021) Credits	TOTAL
Lower-Income Allocation (Requirement)	2,739	3,338		6,077
Vacant & Under-Utilized Land Zoned for High Density Residential			(999)	(999)
Lower-Income Production			(311)	(311)
5th Cycle Housing Element Rezoning Requirement				4,767

Housing Element Rezoning Requirements

To be in compliance with state law, the City must identify vacant and underutilized sites and rezone them to allow multi-family residential development. The amount of land that needs to be rezoned must provide an opportunity to construct a minimum of 4,767 dwelling units. Although the 4,767 units is derived from the fair share of lower-income units in the RHNA, the mandated rezoning does not mean that the properties must be developed with low-income housing. The rezoning merely provides the opportunity for the minimum number of low-income units to be built; what is ultimately constructed is dictated by the free market.

Although the construction of low-income housing is not required, the State does encourage affordable housing by requiring that the rezoning meet the following minimum criteria:

- The zones must provide for a minimum density of at least 24 units per acre;
- The rezoned properties must be able to accommodate at least 16 units; and
- At least 50 percent of the sites must be zoned exclusively for higher density residential (i.e., less than 50 percent can be mixed-use residential zones).

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In early 2013, the City began an update of the 5th Cycle 2014-2021 Housing Element, as the due date for adoption under housing law was October 15, 2013. Unfortunately the 5th Cycle Housing Element was not completed or adopted. As a result, the City does not currently have a compliant housing element, and is not in compliance with California law.

In October 2016, a complaint was filed in the California Supreme Court against the City of Riverside for not complying with state law. In January 2017, the City entered into a settlement agreement that requires the 2014-2021 Housing Element to be adopted by the City Council by October 15, 2017, and the associated RHNA rezoning (Rezoning Program) by December 15, 2017.

PROJECT PROPOSAL

The implementation of the 2014-2021 General Plan Housing Element Implementation Program requires an amendment to the City's Zoning Map, Zoning Code (Title 19), General Plan, and University Avenue Specific Plan (UASP). A Draft Program Environmental Impact Report (DPEIR) has also been prepared for the proposal.

The 2014-2021 Housing Element identifies and analyzes the City's existing and projected housing needs, and articulates the City's official policies for the preservation, conservation, improvement, and production of housing. The following amendments will implement the 2014-2021 General Plan Housing Element, accommodate the City's remaining Regional Housing Needs Assessment (RHNA) allocation, reduces barriers to the construction of housing stock, and provides Zoning Code clarity:

- **Rezoning** – Amendments to accommodate a RHNA of 4,767 DUs for lower-income households. There are 300 individual properties identified for potential rezoning to Multi-Family Residential or Mixed-Use. These properties have been group into 67 "sites".
- **General Plan** – Amendments to ensure consistency between land use designations and the proposed Zoning Map amendments.
- **Zoning Code** – Amendments to promote diversity in housing types, sustainability and affordability, and other land use provisions that support multiple-family residential and

other residential uses, including “second units” (accessory dwelling units). Amendments are also proposed to protect property investments, include but not limited to, changes to Zoning Code sections related to nonconformities, and drive-thru business within mixed-use zones. Proposed amendments to Riverside Municipal Code Title 19 – Zoning include, but are not limited to: Chapter 19.080, Nonconformities; Article V, Base Zones and Related Use and Development Provisions; Chapter 19.100, Residential Zones; Chapter 19.150, Permitted Uses Tables; Chapter 19.150.020(B) – Incidental Uses Table; Chapter 19.150.020(C) – Temporary Uses Table; Chapter 19.205 – Emergency Shelter Overlay; Chapter 19.255 – Assemblies of People – Non-Entertainment; Chapter 19.400 – Shelters – Emergency; a proposed new Chapter 19.401 – Single Room Occupancies; new Chapter 19.442 – Accessory Dwelling Units to replace current Chapter 19.525 (Second Dwelling Units); Chapter 19.475 – Drive-Thrus; Chapter 19.545 – Density Bonus Provisions; Chapter 19.580 – Parking and Loading; Chapter 19.710 – Design Review; Chapter 19.740 – Temporary Use Permit; Chapter 19.770, Site Plan Review Permit; Chapter 19.780 – Planned Residential Development; and Article X – Definitions to amend various definitions and establish definitions for Single-Room Occupancies, Tiny Homes and Tiny Home Communities. The proposed amendments will bring the City into compliance with State law regarding Supportive and Transitional Housing (Senate Bill 2), Single Room Occupancies (Assembly Bill 2634), and Accessory Dwelling Units (Assembly Bill 2299, and Senate Bill 1069).

- **University Avenue Specific Plan (UASP)** – Amendments to Chapter 6, Land Use Regulations (Land Use Table), and other applicable sections of the UASP. These will remove the 15-acre minimum requirement for mixed-use developments, allow stand-alone multiple-family residential by right for properties zoned MU-V and MU-U, and refer to the mixed-use provisions of the Zoning Code for development standards for mixed-use projects.

DISCUSSION

The following provides a summary of the analysis related to the proposed 2014-2021 Housing Element Implementation Program:

Proposed Rezoning

Housing Element Compatible Zones

To comply with State law, the City must implement the Rezoning Program contained within the 2014-2021 Housing Element (Appendix D). The program requires the rezoning of property to accommodate a minimum of 4,767 additional dwelling units, and on sites that meet the criteria stipulated by housing element law.

There are four zones in the City’s Zoning Code that allow the minimum density of housing specified by HCD (i.e., 24 dwelling units per acre). These zones are:

Multiple-Family Residential (R-3-1500) Zone: Intended for multiple family residences within a single structure, including apartments, town homes, and condominiums.

- *Maximum Residential Density – 29 dwelling units per acre*

R-4 - Multiple-Family Residential Zone: Intended to provide areas for higher density multiple family residences in areas 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.

- *Maximum Residential Density – 40 dwelling units per acre*

MU-V - Mixed Use – Village Zone: Intended for medium to high-density residential development with retail, office and service uses at the street level to facilitate a pedestrian environment. Encourages new housing near commercial services, such as live/work and residential over retail.

- o *Maximum Residential Density – 30 dwelling units per acre*

MU-U - Mixed Use – Urban Zone: Provides opportunities for high-density residential development with commercial, office, institutional, and business uses emphasizing retail, entertainment and student-oriented activities. It 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.

- o *Maximum Residential Density – 40 dwelling units per acre*

Rezoning Strategy

After determining which zones comply with the State's density requirements under housing element law, the City developed a strategy to identify and prioritize the selection of sites for potential rezoning. The strategy considered existing City policy (i.e., rezoning that brings properties into compliance with existing General Plan land use designations), infrastructure and transit opportunities, and development constraints. The following summarizes the considerations that influenced the strategy:

- Large vacant sites consisting of vacant land with generally flat topography were identified. These sites are preferred since they have the greatest opportunity and likelihood of being developed with housing within the planning period.
- Given the limited supply of developable vacant land, the city identified non-vacant sites with a higher potential for redevelopment. These sites may have old or underutilized building(s) and improvements, have numerous vacant tenant spaces, or are only partially developed.
- Sites that currently have a General Plan land use designation of Mixed Use, High Density Residential, or Very High Density Residential were prioritized. Because the General Plan land use designations envision higher density residential, a rezoning of these properties to be consistent with the General Plan would be consistent with already established City Council policy.
- Sites located along major corridors (e.g., Magnolia Avenue, University Avenue, and Van Buren Boulevard) were prioritized.
- Sites located near services and amenities were prioritized. Services and amenities include public transit (e.g., Metrolink stations & bus routes/stops), community centers, hospitals, schools, universities and shopping areas.
- Infill sites in urbanized areas of the City with existing infrastructure were prioritized (i.e., where there are fully improved streets, curbs, gutters, sidewalks, storm drains, and sewer).
- Sites that meet the criteria above were eliminated when they were constrained by other regulations, clearly incompatible adjacencies, or environmental issues. These constraints included open space areas, (e.g., arroyos, hills, & flood hazard areas, designated agricultural areas (including Agricultural Greenbelt subject to voter initiatives Proposition R and Measure C), inconsistencies with airport land use compatibility plans, areas that are undergoing planning efforts that could not be completed by December, 2017 (e.g., the Northside Specific Plan), and areas where higher density residential would be in direct

conflict with industrial activities, such as the Hunter Business Park. Exhibit 2b depicts areas of the City where such constraints substantially limit the areas where multiple-family and mixed use zoning can occur.

A total of 300 parcels are identified in Appendix D of the 2014-2021 Housing Element. Many of these properties share common property lines (i.e., they are adjacent to each other). As a result, the City grouped these properties together into 67 distinct "Candidate Sites." For purposes of describing the Rezoning Program, the sites have been organized into four (4) groups, as described below:

- o *Group 1 – Magnolia Avenue Specific Plan:* Within the Magnolia Avenue Specific Plan, approximately 14 sites (locations), totaling approximately 90 acres, are identified as candidates for rezoning to the Mixed Use-Village (MU-V) and Mixed Use-Urban (MU-U) Zones. The proposed zoning for these candidate sites (except for a 3.37-acre parcel) would be consistent with their existing MU-V and MU-U General Plan land use designations (approximately 86 acres of consistency zoning).
- o *Group 2 – University Avenue Specific Plan:* Within the University Avenue Specific Plan, approximately six (6) sites (locations) totaling approximately 13 acres are identified as candidates for rezoning to the MU-V and MU-U Zones. The proposed zoning for these candidate sites would be consistent with their existing MU-U and MU-V General Plan land use designations, therefore no General Plan Amendments are necessary for this group of sites.
- o *Group 3 – Candidate Sites Proposed for Mixed Use and not within a Specific Plan:* For areas not within the two specific plan areas mentioned above, seven (7) sites (locations) totaling approximately 81 acres are identified as candidates for rezoning to the MU-V and MU-U Zones. Five (5) sites within this group would be consistent with their existing MU-U or MU-V General Plan land use designations. Three (3) sites will require an associated General Plan Amendment to the MU-V or MU-U land use designations.
- o *Group 4 – Candidate Sites Proposed for Rezoning to Multi-Family Residential:* There are 40 sites (locations) totaling approximately 171 acres identified as candidates for rezoning to the R-3-1500 Multiple-Family Residential or R-4 Multiple-Family Residential Zones. All but four (4) sites within this group will require a General Plan Amendment to the High Density Residential or Very High Density Residential land use designations.

The rezoning would result in 29 of the 67 sites being consistent with the existing General Plan. Of these, 20 are within the University Avenue and Magnolia Avenue Specific Plans. Exhibit 2a provides maps and tables that reflect the proposed Zoning and General Plan for each of the 67 candidate sites identified in the 2014-2021 Housing Element.

Properties Recommended for Rezoning

The City's Housing Element identifies 300 properties (67 sites) that could be rezoned to accommodate the City's housing obligation under State law. If all the parcels were rezoned, the City would achieve a "unit count" that significantly exceeds 4,767 units. However, the Housing Element Candidate Site list only identifies properties that comply with the criteria for rezoning under State housing law; the list does not evaluate all the factors necessary to determine if the sites should be rezoned.

To determine which of the properties should be rezoned, staff considered a number of factors that would disqualify the sites from counting toward the City's RHNA allocation, or substantiate that a

rezoning is not in the City's best interest. Staff's recommendation to "drop" sites from the rezoning program was generally based on following considerations:

Sites Entitled, Pending Entitlement or Recently Developed. The final Housing Element list of candidate sites was initiated in 2016, and ultimately compiled in early 2017. After it was compiled staff started its EIR analysis and revisions to the Draft 2014-2021 Housing Element. While staff was preparing the Draft Housing Element a number of the properties on the candidate site list proceeded with development plans, consistent with their existing zoning. As a result, there are several sites that (1) have applications for development under review and/or pending approval by the City; (2) have received recent development entitlement from the City; or (3) have been developed. Therefore a number of the properties on the candidate site list are no longer opportunities for future multi-family residential or mixed use development, and are not recommended for rezoning. The properties that staff recommends excluding from the Rezoning Program are:

- *W2G2S03* - This 0.82-acre site is located at the northeast corner of University and Ottawa Avenues. It was recently developed with a retail commercial building (Lee's Sandwiches).
- *W3G4S11* - This site is located on the east side of Jefferson Street, south of California Avenue, and is commonly known as the "Harris Farm" property. The approximately 2.9-acre site was recently approved for a 36-unit market rate condominium development. The approved project rezoned the site to the R-3-3000 Multiple-Family Residential Zone, which allows a maximum density of approximately 14 units per acre. Construction drawings for this project are currently being reviewed by the City.
- *W3G4S09* - This 1.6-acre site is also located on the east side of Jefferson Street, south of Magnolia Avenue. It was approved for a 22-unit condominium development in July of 2006. While the site remains undeveloped, the applicant has obtained time extensions to keep the approvals in place.
- *W5G1S02* - This 10.6 acre site is located on the south side of Magnolia Avenue between Muir Avenue and Harrison Street. An application for a planned residential development has been submitted to the City for review, which includes a portion of this candidate site (approximately 5.6 acres). The applicant is working with City staff to meet City requirements, and the project will likely be considered by the Planning Commission in the coming months. Staff recommends removing from consideration the parcels subject to the proposed development; and only consider rezoning the parcels fronting on Magnolia Avenue, and one parcel west of the proposed development, to the Mixed Use-Village Zone (total rezone of approximately 5 acres).
- *W6G4S17* - This 3.56 acre site is located northerly of Hole Avenue, between Hedrick and Jones Avenues. A tentative tract map application for a 7-lot single-family residential subdivision has been submitted to the City for review on the 1.72-acre parcel that comprises the westerly half of this site. The applicant is working with City staff to meet City requirements, and the project will likely be considered by the Planning Commission in the coming months. As such, Staff recommends revising the proposal to remove the westerly parcel (APN 143-040-011), and only consider rezoning the 1.8-acre easterly parcel (APN 143-040-012) to R-3-1500.

- o *W6G4S20* – This 11.5-acre site includes multiple parcels at the intersection of Hole and California Avenues. The City is currently reviewing a Conditional Use Permit for a car wash on a portion of the site bounded by California, Mobley and Hole Avenues. Staff recommends removing the two parcels (APN's 143-080-032 and 143-080-026) on which the car wash is proposed, and rezoning the remaining parcels to R-3-1500.
- o *W6G4S26* – This 6.5-acre site consisting of two parcels on west side of La Sierra Avenue, southerly of Collett Avenue. The northerly parcel is occupied by the Good News Church. Church representatives have objected to the proposed rezoning, and have expressed a desire to continue their use as a church for the foreseeable future. The southerly parcel is owned by the City's Housing Authority. In August, 2017 the Housing Authority released a Request for Proposal (RFP) to solicit qualified developers for a vocational and affordable housing project. However, the RFP is not connected to or depend on the City's Housing Element rezoning effort. Although rezoning to a higher density residential zone may be required for the concept stated in the RFP, the proposed R-3-1500 Zone is not necessarily required to accommodate the project described in the RFP. Staff recommends that this site not be rezoned as part of this Housing Element Rezoning Program.
- o *W6G4S41* – This approximate 6.6-acre non-vacant site is located on the west side of Van Buren Boulevard, and the north side of Challen Avenue. The northerly three parcels have an existing *High Density Residential* General Plan designation, and the remaining four parcels have a *Mixed Use-Village* General Plan designation. The initial proposal involved rezoning the entire site as R-3-1500 (Multiple-Family Residential Zone), which would necessitate a General Plan Amendment for the southerly parcels. The property owner will soon be submitting an application for a commercial development on the southerly parcels. As such, it is recommended that the southerly parcels not be rezoned, and that the northerly three parcels (APN's 145-082-037, 145-082-038, and 145-082-035) be rezoned to R-3-1500, which is consistent with the current High Density Residential General Plan designation.

Airport land use compatibility. There are several sites that are located within airport influence areas of the Riverside Municipal Airport, March Air Reserve Base/Inland Port Airport, and Flabob Airport. These sites are generally within Airport Land Use Compatibility Plan Zones that are compatible with the proposed rezoning. However, two Candidate Sites were originally considered when the draft 2014-2021 Housing Element was initiated, but subsequently removed. These two sites (*W4G3S13 and W4G4S36*) total almost 40 acres, and are commonly known as "Gless Ranch". These sites needed to be eliminated from Housing Element Rezoning Program to obtain a consistency determination by the Airport Land Use Commission (ALUC). Because these sites were eliminated prior to the Planning Commission's August 10, 2017 meeting, they were not included in the final 2014-2021 Housing Element presented to City Council, and are not included in the 300 properties identified as candidate sites for rezoning. They are mentioned in this report only because they were originally considered for rezoning when this project was initiated, and therefore included in the Draft Program Environmental Impact Report (DPEIR) prepared for the project.

Sites within Single-Family Residential Neighborhoods. A few candidate rezone sites are located entirely within single-family neighborhoods, and are completely surrounded by single-family homes. These sites are accessed by residential streets, and do not meet most other criteria for candidate site selection, such as location along arterial roadways, near transit, or other amenities and services. The sites in this category that are not recommended for rezoning include:

- o *W6G4S34* – This 5.98-acre site is located on Crest Avenue southeast of the intersection of Crest and Wells Avenues. The majority of the site currently has a General Plan land use

designation of Low Density Residential. This site has steep topography with an average natural slope of 15 percent, which is more characteristic of lower density residential areas.

- o *W6G4S32* – This 3.48-acre site is accessed by Janet Avenue between Picker Street and Challen Avenue. It is currently surrounded by single-family residences and is more appropriate as single-family residential. The current zoning for a majority of the site is Business Manufacturing Park (BMP), which is also inappropriate and incompatible zone within the surrounding single-family neighborhood. As such, it is recommended that in lieu of rezoning to the R-3-1500, Multiple-Family Residential Zone, this site should be rezoned to the R-1-7000, Single-Family Residential Zone. This rezoning would make the site consistent with the current Medium Density Residential General Plan land use designation, and would ensure future site development is compatible with the surrounding neighborhood.
- o *W6G4S33* – This 5.22-acre site is located on the east side of Buchanan Avenue north of Indiana Street is completely surrounded by single-family residential zoning, existing mobile home parks, and is located far from the nearest services and amenities along Magnolia Avenue.

California Department of Housing & Community Development (HCD). HCD is required by law to review the Housing Element Rezoning Program and determine if it meets the State's rezoning criteria. On September 14, 2017 HCD completed its review of the City's Draft 2014-2021 Housing Element and provided a compliance determination letter (Exhibit 7). HCD stated that the City will be in full compliance once the Housing Element is adopted and the City completes Housing Element Implementation Program H-21, which is the rezoning of a minimum of 191 acres to multi-family residential development, with a density of at least 24 units per acre, and with at least 50 percent of the unit count requirement coming from property zoned exclusively for residential use (i.e., the R-3-1500 or R-4 Zones).

In their review, HCD considered the Rezoning Program as a whole, in that they did not identify individual site that should be removed or disqualified from the program. Rather, HCD identified that there were enough sites meeting the State's minimum qualifications to accommodate the City's RHNA obligation. HCD's input on the rezoning program expressed a preference for rezoning the large vacant properties. Furthermore, where the rezoning involves non-vacant sites, HCD encouraged the City to prioritize sites with the greatest likelihood to be developed with housing by 2021.

Several of the sites identified in the rezoning effort are comprised of multiple small parcels; parcels that individually are not large enough to meet HCD's criteria of yielding at least 16 units under the proposed zoning. Some of these are contiguous undeveloped lots that could be consolidated into a larger parcel and developed. The likelihood for consolidation and development with more than 16 units is highest where there is contiguous ownership. As a result, HCD agreed to allow for small contiguous ownership parcels to be counted, provided the consolidated lots would accommodate the 16 units minimum, and that the City adopted lot consolidation incentives (e.g., referring to Housing Element Implementation Tool No. H-52 – ministerial lot consolidations and fee waivers). As a result of HCD's guidance, a number of sites recommended for rezoning will not count toward the City's RHNA obligation, since they are too small and don't have contiguous ownership; therefore they cannot not be counted toward the RHNA's required yield of 4,767 units. While these small lots do not count toward the RHNA, staff is recommending that many of them be rezoned because they provide General Plan/Zoning consistency, and provide land use consistency within the proposed sites. However, one site is recommended for removal as follows:

- o *W5G1S19* – This 5.86-acre site consists of 32 small parcels located on the north and south side of Magnolia Avenue at the intersection of Magnolia Avenue and Van Buren Boulevard. All 32 parcels comprising this site are too small to accommodate the State's

minimum yield of 16 dwelling units, and none of the properties in the Site have contiguous ownership that could render 16 or more units with a lot consolidation. Additionally, the DPEIR determined that the site contains 13 district contributors to the Arlington Village Commercial Neighborhood Conservation Area. To lessen significant and unavoidable impacts to historic resources, the DPEIR includes Mitigation Measure (CUL-2) to eliminate the site from the rezoning effort.

Recommended Change to Staff's Original Proposed Zoning: During the review of proposed sites for rezoning, the City received community feedback on Site W1G4S44, which staff was proposing to rezone from Commercial Retail (CR) to Multiple Family Residential (R-4). W1G4S44 is a 4.21-acre commercial shopping center site located on the north side of Blaine Street, immediately north the University of California Riverside campus. In addition to the rezoning, staff's initial proposal would have required the General Plan land use designation to be changed from Mixed Use-Urban (MU-U) to Very High Density Residential (VHDR). The proposed Zoning and General Plan would have limited future development to residential uses. Staff has since revised its recommendation to maintain the current General Plan MU-U designation, and rezone the property to Mixed Use – Urban (MU-U). Staff's revised recommendation is consistent with the existing General Plan, and provides the flexibility to accommodate the various needs of the area, including a demand for student housing near the UCR campus and/or convenient commercial near the student housing.

Summary of Total Unit Count: The City's rezoning effort needs to yield a minimum of 4,767 dwelling units to comply with the City's RHNA allocation, and at least half of the units must be zoned exclusively for residential uses. After eliminating the sites listed above, there remains a surplus of 657 units with sites zoned exclusively for residential (R-3-1500 and R-4), and a surplus of 1,191 units with sites zoned for mixed use (MU-V & MU-U). Table 3 below shows the unit count based on staff's recommendation.

Table 3 – Unit Count Summary Table for Removal of Sites				
Total Number of Units (Initial Count):				9,169
Units deducted for Non-HCD credit parcels:				717
Revised Total:				8,452
	Required Units for RHNA	Credit for 69 Candidate Sites (303 parcels)	Units Lost w/ Elimination of Sites	Remaining Credit/ Surplus
Sites proposed for Multiple-Family Residential (R-3-1500 & R-4 Zones)	2,384	4,591	1,538	3,053/ 669
Sites proposed for Mixed Use (MU-V & MU-U Zones)	2,383	3,861	287	3,574/ 1,191
Total	4,767	8,440	1,825	6,627/ 1,860

*Refer to Exhibit 6 for a detailed breakdown of units for each site to be removed.

It is important to note that the unit count used to comply with the City's RHNA obligation must reflect realistic development scenarios. The scenario that has been approved by HCD takes into consideration that not all of the properties will be developed with the maximum number of units allowed by the Zoning Code. The average development density that was identified and used for determining the RHNA units is as follows:

- R-3-1500 Zone: Average of 25 dwellings per acre (Code max. is 29 du/ac)
- R-4 Zone: Average of 35 dwellings per acre (Code max. is 40 du/ac)
- MU-V Zone: Average of 21 dwellings per acre (70% of Code max. of 30 du/ac)
- MU-U Zone: Average of 28 dwellings per acre (70% of Code max. of 40 du/ac)

Because unit potential for the RHNA is based on average densities of the proposed zones, there is a discrepancy between numbers reflected here, and the unit development potential analyzed in the DPEIR. This is because the DPEIR utilizes a worst case scenario for impacts that assumes every site will be developed to its maximum density, including potential density bonuses that may be allowed by the Zoning Code. Therefore, for the purposes of the environmental analysis of sites to be rezoned, the DPEIR reflects a unit potential that is substantially higher. Please refer to the Environmental Review section below for a discussion on potential impacts.

Proposed Zoning Code Text Amendment

The Housing Element Implementation Plan also includes Zoning Code text amendments necessary to achieve compliance with state law. Below is a summary of the proposed Zoning Code text amendments. The actual “red line strike out” edits to the Code are provided as an exhibit to this report. In general the text amendments are grouped into five (5) categories.

1. Compliance with New State Laws:

o Senate Bill (SB) 2:

This law requires the City to allow for and treat supportive and transitional housing the same as any other residential use in zones where residential uses are permitted. To accomplish this, the following Zoning Code Chapters will be changed:

- Chapter 19.150 - *Permitted Use Table*. Supportive and transitional housing will be permitted by right in residential zones. This is necessary to comply with State Senate Bill 2 (SB2).
- Article X – *Definitions*. Definition titles are proposed to be changed to separate “Supportive and Transitional Housing from Emergency Shelter’s so that Emergency Shelters can be regulated separately, and continue to require a conditional use permit. These titles are also amended where they occur in the following Chapters:
- Chapter 19.205 – Emergency Shelter Overlay.
- Chapter 19.400 – Shelters – Drop-In, Permanent Emergency, Homeless or Transitional and other Chapters in Article VII where applicable.
- Chapter 19.580 – Parking and Loading.

o Assembly Bill (AB) 2634 - Single Room Occupancies

The City must allow for Single Room Occupancies (SRO’s) in compliance with Assembly Bill (AB 2634). The Zoning Code currently does not have a definition SROs, therefore *Article X - Definitions* will be amended to add a definition of an SRO. Staff recommendation is consistent with the following Department of Housing and Community Development (HCD) approved definition:

Single Room Occupancy (SRO) Unit – A multi-unit housing development for very low income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area.

Chapter 19.150, *Permitted Uses Table* is proposed to be amended to allow SRO’s subject to approval of a conditional use permit within the Mixed-Use Urban (MU-U) Zone only. Chapter 19.401, *Single Room Occupancies (SRO’s)* is proposed to establish the following development standards for SRO’s:

- Locational standard establishing a 300-foot separation between SRO’s to minimize overconcentration.
- Operation and development standards, including minimum and maximum unit size, parking, kitchen and restroom facilities, common space requirements, a requirement for a management plan, and participation in the City’s Crime Free Multi-Housing Program.

Chapter 19.580 – Parking and Loading is amended to add a parking requirement of 1 stall per unit for SRO's (studio units).

- Assembly Bill (AB) 2299 & Senate Bill (SB) 1069 - Accessory Dwelling Units
Chapter 19.525 – *Second Dwelling Units* will be amended to comply with AB 2299 and SB 1069, which went into effect January 1, 2017. The new laws limit how local jurisdictions can regulate Accessory Dwelling Units (formerly called Second Dwelling Units). Specific Amendments include:
 - Modifying standards related to lot size, unit size and parking.
 - Allowing ADU's by right in Single-Family Residential Zones.

2. **Design Review:** This amendment establishes an administrative design review procedure to allow stand-alone multiple-family residential development "by right" in Multiple-Family Residential and Mixed Use Zones. "By right" multiple family is mandated by Government Code Section 65880 for sites rezoned to comply with the City's RHNA obligation. The amendment proposed by staff includes:

- The current Site Plan Review permit requirement is eliminated, and will be replaced with an administrative design review process.
- Criteria for "by right" approval is established, including compliance with City Codes, Water Quality law, and the mitigation measures of the 2014-2021 Housing Element's Final PEIR.

3. **Protecting Property Investment:** The Rezoning Program is proposed to conform with State mandates. The City understands the statewide need for housing, and recognizes the City's fair share obligation to provide housing development that addresses the housing crisis. However, Staff also recognizes that the candidate sites represent investments by their property owners, therefore there is a need to provide assurance that existing uses will not be unreasonably burdened by the rezone. In this spirit the City staff took a closer look at the City's current rules for non-conforming properties, and is recommending the following changes:

- Chapter 19.080, *Nonconformities*. The proposed amendments related to nonconformities will provide greater flexibility in allowing for expansions, re-establishment and restoration of non-conforming uses, parcels, and structures including:
 - Eliminate the Code's prohibition on developing multi-family residential units on parcels in multiple-family residential zones that are non-conforming to lot size (e.g., less than 1-acre in size);
 - Increase the allowed time frame for re-establishing a non-conforming use if discontinued, from 180 days to one (1) year. This amendment would also allow uses discontinued longer than one (1) year to request re-establishment by conditional use permit;
 - Extend the period of time for restoration of destroyed non-conforming structures from 180 days to one (1) year, when the loss is 50% or less of fair market value.
 - Permit the reconstruction of destroyed non-conforming non-residential structures with the approval of a conditional use permit, when the destruction exceeding 50% of the fair market value.
- Article V: *Base Zones and the related Use and Development Provisions* Chapter 19.100 – *Residential Zones*. The City proposes to reduce the minimum lot size for

Multiple-Family Residential Zones from one (1) acre to 30,000 square feet. The Chapter would also be amended to eliminate the Site Plan Review requirement for multiple-family residential uses, as State law requires “by right” approval of multi-family developments on sites rezoned to meet the City’s RHNA allocation. Additional amendments include:

- Reduction in height Overlay Zone setback requirements for multi-family residential structures over two stories. For a third story, the minimum rear and side setbacks are reduced from a minimum of 50 feet to a minimum of 35 feet. For each story in excess of two stories the setback would be required to be increased by 15 feet instead of the current requirement of 10 feet.
 - Reduction in the minimum front yard landscape setback area from 35 feet to 25 feet for multiple-family residential along arterial roadways 88-feet or wider.
 - Reduction in minimum required useable open space (common and private open space) for the R-3-2500, R-3-1500 and R-4 Multiple-Family Residential Zones. The higher the density of the zone the lower the requirement.
 - Reduction in the minimum required number of open space recreational amenities.
 - All references to Planning Commission approval required for buildings up to 3 stories and for open space recreational amenities have been changed to Community Development Director.
- Chapter 19.150, *Permitted Uses Tables*. Change the table to indicate that multiple-family residential uses are permitted “by right”, pursuant to State law. A change is also proposed to allow for construction of a single-family dwelling on a legal lot zoned for multiple-family residential uses in existence prior to January 1, 2018 (adoption of this Ordinance).
 - Chapter 19.710, *Design Review* and Chapter 19.770, *Site Plan Review Permit*. Amendments are necessary to be consistent with the changes to Chapter 19.150 and 19.100, which would permit multi-family residential uses in multi-family residential zones by right.
 - Chapter 19.475, *Drive-Thrus* and Chapter 19.150.020(B), *Incidental Uses Table*. Drive Thru windows are currently prohibited in mixed use zones. The proposal includes amending the Code to allow drive-thrus subject to requirements that promote the pedestrian oriented character of the areas zoned for mixed-use. The proposed requirements prohibit drive-thru pick-up windows on building elevations facing a street, and require drive-thru lanes to be screened from view from adjacent streets.
 - Chapter 19.580 – *Parking and Loading*. Establish a Studio Unit parking standard of one space per unit and provisions to allow for tandem parking for multi-family residential.
 - Chapter 19.545 – *Density Bonus*. This Chapter is proposed to be amended to remove provisions that reference discretionary “Site Plan Review Permit” and “Planned Residential Permit” requirements for density bonus incentives or concessions.

4. **Assemblies of People Non - Entertainment:** This amendment would allow dwelling units as an incidental use to Assemblies of People Non – Entertainment use, subject to approval of a Conditional Use Permit. Sections of the Code are proposed to be amended as follows:

- o Article X – Definitions. The definition of *Assemblies of People – Non-Entertainment* is expanded to include schools, day care centers, dwelling units, and temporary emergency shelters as incidental uses.
 - o Amendments to Chapter 19.255 – *Assemblies of People – Non-Entertainment* would establish that dwelling units are allowed as an incidental use to Assemblies of People - Non-Entertainment, except in industrial areas or in “storefront” assemblies.
 - o Amend Chapter 19.740 to allow Temporary Emergency Shelter with a major temporary use permit (TUP), and limit them to 180 days per calendar year.
- 5. Tiny Homes:** This amendment is intended to establish provisions for Tiny Homes. This accommodates an alternative and affordable type of housing, and serves to increase the diversity of housing opportunities in the City. The proposed amendment would allow for Tiny Homes as follows:
- o Allow Tiny Homes by right as an accessory dwelling unit to a primary residence in the Residential Estate (RE) and Single-Family Residential (R1) Zones (The proposed definition of Accessory Dwelling Unit in *Article X – Definitions* now includes Tiny Homes as a type of accessory dwelling).
 - o Allow Tiny Home Communities (e.g., developments of multiple tiny homes) in the RR, RE, and R-1 Zones, subject to approval of a Planned Residential Development (PRD) permit.
 - o Allow Tiny Homes as a type of dwelling unit permitted as an incidental use to *Assemblies of People, Non-Entertainment* (dwelling units that are incidental to *Assemblies of People, Non-Entertainment* would be subject to a Conditional Use Permit).
 - o *Article X – Definitions* will be amended to include a definition of *Tiny Homes* and *Tiny Home Communities*.

University Avenue Specific Plan (UASP) Amendment

The Housing Element candidate site list identifies properties that are within the University Avenue Specific Plan (UASP). Because the UASP adds an additional layer of regulation, the rezoning of the properties to multiple-family residential and mixed use zones also requires correlated edits to the specific plan. As proposed, the edits will change UASP’s Chapter 6 - Land Use Regulations and Land Use Table (see Exhibit 5), including the addition of the following two new land use categories:

- o *Mixed Use (5th Cycle Housing Element Rezoning Program Sites with Mixed Use Zoning)*. This land use would be allowed with a Site Plan permit in all of the Specific Plan Sub-districts.
- o *Multiple-Family Residential (5th Cycle Housing Element Rezoning Program Sites with Mixed Use Zoning)*. This land use would be permitted by right in all of the Specific Plan Sub-districts.

In support of the “Protecting Property Investment” Zoning Code Amendments described above, the additional UASP amendments are proposed as follows:

- Eliminate the 15-acre site requirement for Planned Mixed-Use Commercial/Residential Development.
- Update outdated Zone references to reflect the current Zones of the Zoning Code

- Replace outdated and overly restrictive mixed use project development standards of the Specific Plan with language that refers to the Mixed Use Development of the Zoning Code, including allowing restaurant drive-thru lanes subject to a Conditional Use Permit.

Proposed General Plan Amendment

A General Plan Amendment is proposed in conjunction with the rezonings described above. The General Plan Amendment will reclassify some of the candidate sites to High Density Residential (HDR), Very High Density Residential (VHDR), Mixed Use – Urban (MU-U) or Mixed Use – Village (MU-V). The specific designation that a property will be changed to is contingent on the zone that is proposed. The purpose of the General Plan Amendment is to ensure that the General Plan and Zoning designations are consistent, and that they have been adequately considered in the Program Environmental Impact Report (PEIR) prepared for the Rezoning Program. Please reference Exhibit 2a for maps and text depicting the various amendments proposed for each of the Candidate Sites.

FINDINGS

The approval of a General Plan Amendment does not require the City Council to make any specific findings, as the General Plan is a vision document that reflects the independent judgement of the City.

However, pursuant to Riverside Municipal Code Section 19.810.040, the approval of a Zoning Code text or map amendment requires the City Council to make the following three 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.

Every site that will be rezoned under this proposal will be consistent with the General Plan land use designation, and establish greater consistency between the General Plan, and Zoning Code. As a result of the proposed rezoning effort, a large number of sites that are currently not consistent will become consistent. Additionally, the proposed Zoning Code text amendments serve to remove barriers to constructing housing, furthering Goals and Policies of the Housing Element of the General Plan and providing for the public health and welfare. Exhibit 1 outlines specific findings for the Commission's consideration.

ENVIRONMENTAL REVIEW

A Draft Program Environmental Impact Report (DPEIR) has been prepared for the proposed project pursuant to Sections 15161 and 15126.6 of the California Environmental Quality Act (CEQA), and City of Riverside CEQA Resolution No. 21106. The DPEIR focuses on the changes in the environment that would result from the project.

It is important to note that the DPEIR is a conservative evaluation of impacts that may be created by the proposed Housing Element Rezoning Program, in that it evaluated a "worst case" scenario

of project development. For example, the Housing Element evaluated the impacts that would be created should all the properties in the rezoning program be developed to the maximum extent possible under the Zoning Code, including density bonuses. In reality most of the properties will not be developed to the maximum densities allowed by their proposed Zoning Code, and very few will receive density bonuses. However, this conservative approach is necessary to ensure that the evaluation does not underestimate potential environmental impacts.

The DPEIR analyzed the potential effects of the project associated with air quality, biological resources, cultural and tribal cultural resources, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, public services and recreation, transportation/traffic, and utilities & service systems. Potential effects of the project that were initially considered but not analyzed in detail include aesthetics, agriculture and forestry resources, geology and soils, hydrology and water quality, and population and housing. These effects were not analyzed in detail because the proposal does not include architectural/site development details, is in an urban area already developed with urban uses, or achieves the objectives of accommodating population growth and housing needs.

The DPEIR concludes that impacts related to biological resources, hazards and hazardous materials, public services and recreation, and utilities and service systems are less than significant, or have been reduced to a less than significant level with mitigation.

The DPEIR concluded that the following impacts would remain significant and unavoidable, which requires the City Council to adopt a Statement of Overriding Considerations should the City Council approve the proposed Housing Element Rezoning Program:

Air Quality – The proposed Project could result in significant short-term construction, long term operational, localized pollutant concentrations, and cumulative air quality impacts as described below:

- *Short-term Construction Impacts:* Construction-related air quality impacts associated with the future development would be significant and unavoidable despite implementation of proposed Mitigation Measures AQ-1, AQ-2, and AQ-3.
- *Long-term Operational Impacts:* Operational air quality impacts associated with the future development would be significant and unavoidable despite implementation of proposed Mitigation Measure AQ-4.
- *Localized Pollutant Concentrations:* Although future development would be required to comply with the *City of Riverside General Plan 2025* (GP 2025) Air Quality Element's objectives and policies, as well as all South Coast Air Quality Management District (SCAQMD) rules and regulations, operational on-site area emissions would exceed the LSTs for PM10 at a distance of 25 to 200 meters, and at all distances (i.e., 25 to 500 meters to the nearest receptor) for PM2.5.
- *Cumulative Air Quality Impacts:* The Project would result in significant and unavoidable impacts for air quality plan consistency, long-term air emissions, and pollutant concentrations, and thus would involve cumulatively considerable air quality impacts despite compliance with proposed Mitigation Measures AQ-1 through AQ-6, GP 2025 Air Quality Element policies, and applicable SCAQMD rules and regulations. Because the timing, exact location and level of activity of future development is unknown, cumulatively considerable increases to criteria level pollutants cannot be quantified. Despite compliance with existing regulations, and policies and implementation of proposed mitigation measures, the project would result in significant and unavoidable cumulative impacts.

Cultural and Tribal Cultural Resources – The DPEIR analyzed impacts to Cultural and Tribal Cultural Resources and determined that in regards to Project impacts to historical resources, future development could cause a substantial adverse change in the significance of one (1) City of Riverside-designated Structure/Resource of Merit located at 3035 Van Buren Boulevard (Candidate Site W5G3S12) and three (3) City of Riverside-designated Historic Landmarks located at 9262 Magnolia Avenue, 9204 Magnolia Avenue, and 9216-9258 Magnolia Avenue (Candidate Site W5G1S16) despite compliance with proposed Mitigation Measures CUL-1 through CUL-4, as well as Riverside Municipal Code Title 20, *Historical Resources* (RMC Title 20) and applicable GP 2025 policies.

Greenhouse Gas Emissions – The proposed Project would result in significant and unavoidable impacts concerning Greenhouse Gas (GHG) emissions, compliance with the City's Climate Action Plan (CAP), and cumulative GHG emissions, despite implementation of proposed Mitigation Measure GHG-1 and compliance with applicable GP 2025 and Riverside Restorative Growthprint CAP policies.

Land Use and Planning – The DPEIR analysis of Future development would result in significant and unavoidable impacts related to land use and planning, as it would cause the Southern California Association of Government's (SCAG) adopted growth forecasts to be exceeded. Based on current General Plan 2025 growth forecasts, the existing development potential for the candidate sites is approximately 3,472 dwelling units and approximately 5.9 million square feet of non-residential land use. The DEIR analyzed a total of 69 sites comprised of 303 parcels, totaling 395 acres. Net increase in future development as a result of the project is as many as 8,243 dwelling units and as much as 1.3 million square feet of non-residential use over current General Plan 2025 development potential. Therefore, project implementation would result in a significant and unavoidable impact to land use planning.

Noise – The DPEIR analysis of project noise impacts determined that, while project mitigation measures have been identified that would reduce noise impacts to a less than significant level, the "Existing Plus Project Conditions" and "Future Plus Project Conditions" for long-term traffic noise impacts would remain significant and unavoidable after implementation of mitigation, due to the following:

- *Long-Term Noise Impacts* - For "Long-Term Noise Impacts" there are project-level variabilities and uncertainties concerning locations, detailed site plans, and other future development specifics that are presently unknown. Since these factors can vary so widely (and project development would occur over time dependent upon market demand, economic and planning considerations, among other factors), traffic noise impacts under Existing Plus Project Conditions and Future Plus Project Conditions would remain significant and unavoidable after implementation of mitigation.

Transportation/Traffic –

The DPEIR analysis of transportation and traffic impacts citywide, and found that Project traffic will exceed thresholds of roadway segment Level of Service (LOS) as described below:

Under "Existing (2017) Plus Project Conditions" the significance thresholds would be exceeded given there would be no feasible mitigation for the following roadway segments:

- Roadway Segment No. 2 - Alessandro Boulevard (North of Via Vista Drive);
- Roadway Segment No. 8 - Indiana Avenue (East of Harrison Street);
- Roadway Segment No. 9 - Jackson Street (North of Indiana Avenue); and
- Roadway Segment No. 31 - Van Buren Boulevard (North of Arlington Avenue).

Because there is no feasible mitigation, the impacts to these roadway segments under the "Existing Plus Project Conditions" are considered significant and unavoidable.

Under "Cumulative/Future (2040) Plus Project Conditions" the significance thresholds would be exceeded given there would be no feasible mitigation for the following roadway segments:

- Roadway segment 1: Alessandro Boulevard (East of Mission Grover Parkway)
- Roadway segment 2: Alessandro Boulevard (North of Via Vista Drive)
- Roadway segment 3: Alessandro Boulevard (West of Sycamore Canyon Blvd.)
- Roadway segment 8: Indiana Avenue (East of Harrison Street)
- Roadway segment 9: Jackson Street (North of Indiana Avenue)
- Roadway segment 31: Van Buren Boulevard (North of Arlington Avenue)
- Roadway segment 33: Van Buren Boulevard (North of Jurupa Avenue)

Because there is no feasible mitigation, the impacts to these roadway segments under the "Cumulative/Future Plus Project Conditions" are considered significant and unavoidable.

Reasonable Alternatives

The DPEIR describes a range of reasonable alternatives to the project that would feasibly attain the project objectives while avoiding or substantially lessening any significant effects of the project. The DPEIR evaluates the comparative merits of the alternatives. The five alternatives to the project that were considered include:

1. "No Project";
2. "Vacant Sites Only";
3. "Impacted Sites Excluded";
4. "Alternative Sites"; and
5. "Only 4,767 Remaining RHNA".

Of the five alternatives, the "Alternative Sites" and "Only 4,767 Remaining RHNA" were alternatives considered but rejected as infeasible. As a result, the "No Project", "Vacant Sites Only" and "Impacted Sites Excluded" were considered in the DPEIR. The following briefly summarizes the evaluation of the three alternatives to the proposed Project:

- The "No Project" alternative resulted in less impacts than the proposed Project, proportionate to the reduced development capacity. However, the "No Project" Alternative does not achieve the project objective, and directly conflicts with the California Government Code that mandates the City to rezone properties to achieve its RHNA obligation.
- The "Vacant Sites Only" alternative assumes that the Rezoning Program would only include the development of vacant sites within the City. This alternative resulted in approximately 3,739 dwelling units and approximately 1.4 million square feet of non-residential land uses, which is approximately 68% less housing and 80% less non-residential floor area than the project. This alternative would reduce and/or avoid the majority of the proposed Project's significant and unavoidable impacts; but would not achieve most of the Project objectives, and would not achieve the required number of units allocated by the RHNA.
- The "Impacted Sites Excluded" alternative considered the proposed Project minus the properties/candidate sites that involved significant and unavoidable impacts. The

impacts identified relate to Cultural Resources, and compliance with the March Airport Land Use Compatibility Plan. This alternative resulted in 1,733 fewer dwelling units and approximately 200,000 square feet less non-residential development. In comparison to the proposed Project, the alternative resulted in 15% less housing and approximately 3% less non-residential square footage. The "Impacted Sites Excluded" alternative would satisfy the Project Objectives assuming none of the remaining sites of the 69 sites analyzed in the DPEIR were eliminated from the proposal. However, if all "Impacted Sites" were excluded, in addition to the sites recommended for removal with this proposal, the project would likely not meet the Project Objectives. Five sites were identified in the "Impacted Sites Excluded" alternative. Of these, three are eliminated from this proposal including:

- o *W4G3S13 and W4G4S36* – Gless Ranch (Previously removed)
- o *W5G1S19* – Arlington Village Site (32 small parcels)

PUBLIC NOTICE AND COMMENTS

Pursuant to CEQA, a 45-day minimum review and comment period was provided for the Draft Environmental Impact Report (DEIR). The DEIR comment period began on September 1, 2017, and will end at 5:00 PM on October 23, 2017. A Notice of Availability of a DEIR was mailed to various Federal, State, regional, and local government agencies and other interested parties, including the agencies/interest groups that commented on the Notice of Preparation. The Notice of Availability was also published as a 1/8th page ad in the Press Enterprise. All comments received on the DPEIR prior to October 19, 2017 Planning Commission meeting will be provided to the Commission for consideration.

Additionally, on September 21, 2017, public hearing notices were mailed to all candidate site property owners, and property owners within 300 feet of each candidate site. The written comments received as of the date of this report are provided as Exhibit No. 8 to this report. One comment on the DPEIR was received from the Native American Heritage Commission on October 2, 2017.

EXHIBITS LIST

1. Staff Findings
2. Maps
 - a. 2014-2021 Housing Element Rezoning Program Candidate Rezone Sites
 - b. Rezoning Constraints Map
3. Zoning Code Text Amendment Summary Table
4. Zoning Code Text Amendment Exhibits
 - a. Chapter 19.080 - Nonconformities
 - b. Chapter 19.100 – Base Zones
 - c. Chapter 19.150.020(A) – Permitted Uses Table
 - d. Chapter 19.150.020(B) – Incidental Uses Table
 - e. Chapter 19.150.020(C) – Temporary Uses Table
 - f. Chapter 19.205 – Emergency Shelter Overlay
 - g. Chapter 19.255 – Assemblies of People – Non-Entertainment
 - h. Chapter 19.400 – Shelters - Emergency
 - i. Chapter 19.401 – Single Room Occupancies
 - j. Chapter 19.442 – Accessory Dwelling Units
 - k. Chapter 19.475 – Drive-Thrus
 - l. Chapter 19.580 – Parking and Loading
 - m. Chapter 19.710 – Design Review

- n. Chapter 19.740 – Temporary Use Permit
 - o. Chapter 19.780 – Planned Residential Development
 - p. Article X – Definitions
 - q. Chapter 19.770 – Site Plan Review
 - r. Chapter 19.545 – Density Bonus Provisions
- 5. University Avenue Specific Plan Amendment
 - 6. Sites Recommended for Removal Table
 - 7. September 14, 2017 HCD Comment Letter
 - 8. Public Comments
 - 9. Draft Program Environmental Impact Report and DPEIR Appendices – City’s website at:

<http://www.riversideca.gov/planning/housing-element.asp>

Draft PEIR – Also on file with the City’s Community & Economic Development Department, 3900 Main Street, Riverside, CA 92522, and Riverside Main Public Library, 3581 Mission Inn Avenue, Riverside, CA 92501.

Prepared by: Doug Darnell, Senior Planner
Reviewed by: Ted White, Deputy Director
Approved by: Rafael Guzman, Community & Economic Development Director



EXHIBIT 1 – STAFF FINDINGS

Case Numbers: **P17-0096** (General Plan Amendment)
 P17-0180 (Rezone)
 P17-0182 (Zoning Code Text Amendments)
 P17-0521 (University Avenue Specific Plan Amendment)

Zoning Code Amendment Findings Pursuant to Section 19.810.040

- a. The proposed Zoning Code Text and Map Amendments are generally consistent with the goals, policies, and objectives of the General Plan because every site that will be rezoned under this proposal will be consistent with the General Plan land use designation, and establish greater consistency between the General Plan, and Zoning Code. As a result of the proposed rezoning effort, a large number of sites will become consistent with the existing General Plan land use designations, where they currently are not consistent. Additionally, the proposed Zoning Code text amendments serve to remove barriers to housing furthering Goals and Policies of the Housing Element of the General Plan.
- b. The proposal Zoning Code Text and Map Amendments will not directly adversely affect surrounding properties because the proposed rezoning and amendments do not involve actual development. However, the proposed multiple-family residential and mixed use zoning will allow for future development of multiple-family residential by right. For many sites, this will increase the density and intensity of use that could be allowed with the proposed zoning, which could result in impacts to surrounding properties. In compliance with the California Environmental Quality Act (CEQA), a Draft Program Environmental Impact Report has been prepared to analyze potential environmental impacts of future development that could occur as a result of the project. Where feasible, mitigation measures have been identified to reduce potentially significant impacts to a less than significant level. The DPEIR has found some impacts to be Significant and Unavoidable and for such impacts, the Final DPEIR will include a Statement of Overriding Considerations in compliance with CEQA.
- c. The proposal promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code, in that the proposed Zoning Code Text and Map Amendments will promote greater opportunity for safe and affordable housing to meet the needs of all segments of the population.

City of Riverside 2014-2021 Housing Element

Candidate Rezone Sites

October 19, 2017

Northwest of Intersection at Iowa Ave. & Blaine St.

(W1G3S11)



Total Acreage:

17.37 Acres

Existing Zoning:

CR

Proposed Zoning:

MU-V

Existing General Plan:

C

Proposed General Plan

MU-V

APNs:

250080002, 250080006, 250080007, 250080009, 250080013, 250080014, 250080016, 250080017, 250080018, 250080019

Southeast of Intersection at Massachusetts Ave. & Iowa Ave. (W1G4S01)



Total Acreage:

.92 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-4

Existing General Plan:

HDR

Proposed General Plan

VHDR

APNs:

250281001

Northeast of Intersection at Brooks St. & Olivewood Ave.

(W1G4S02)



Total Acreage:

1.82 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

HDR

Proposed General Plan

HDR

APNs:

219102002, 219102003, 219102004, 219102005, 219102006, 219102007, 219102009, 219102010, 219102011, 219102012, 219102013, 219102016

Southeast of Intersection at City College Dr. & Ramona Dr.

(W1G4S03)



Total Acreage:

1.11 Acres

Existing Zoning:

PF, R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

HDR

Proposed General Plan

HDR

APNs:

219163002

Southeast of Intersection at Olivewood Ave. & Panorama Rd. (W1G4S04)

**Total Acreage:**

2.03 Acres

Existing Zoning:

R-1-7000, R-3-1500

Proposed Zoning:

R-3-1500

Existing General Plan:

HDR

Proposed General Plan

HDR

APNs:

219175015, 219224002

Southeast of Intersection at Cridge St. & Olivewood Ave. (W1G4S08)

**Total Acreage:**

.79 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

PF

Proposed General Plan

HDR

APNs:

219102001

Southeast of Intersection at Pine St. & Tesquesquite Ave. (W1G4S43)



Total Acreage:
4.48

Existing Zoning:
CR

Proposed Zoning:
R-4

Existing General Plan:
MU-V

Proposed General Plan
VHDR

APNs:
217040013, 217040014, 217050015, 217100002

Northwest of Intersection at Blaine St. & Watkins Dr. (W1G4S44)



Total Acreage:
4.21

Existing Zoning:
CR

Proposed Zoning:
~~R-4~~ MU-U

Existing General Plan:
MU-U

Proposed General Plan
~~VHDR~~ MU-U

APNs:
251070007, 251070008

Northwest of Intersection at University Ave. & Iowa Ave.

(W2G2S01)



Total Acreage:

5.01 Acres

Existing Zoning:

CR-SP

Proposed Zoning:

MU-U

Existing General Plan:

MU-U

Proposed General Plan

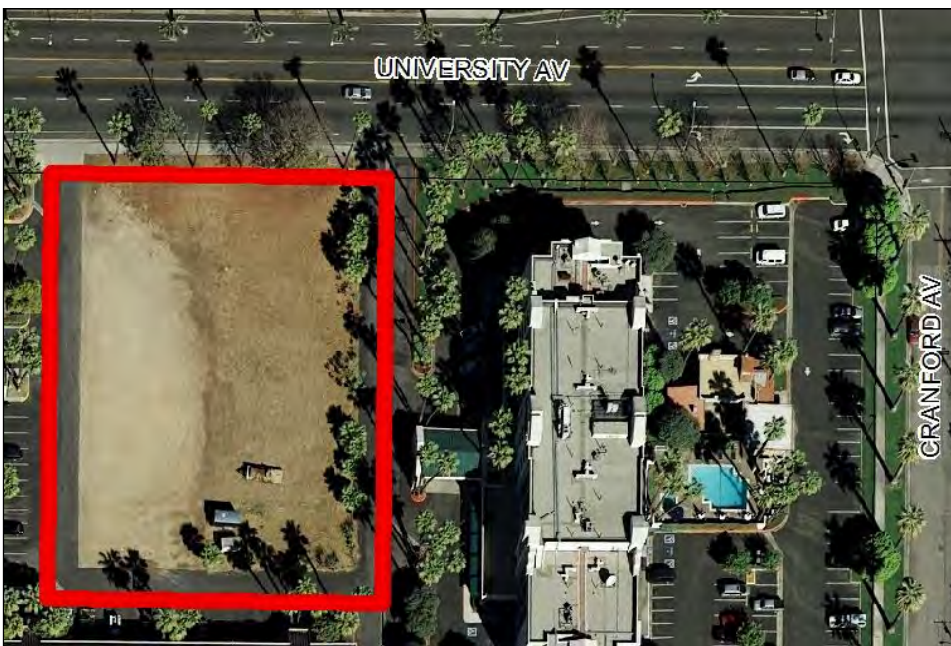
MU-U

APNs:

250190006, 250190008, 250190036, 250190038, 250190040, 250190042

South of University Ave. and West of Cranford Ave.

(W2G2S02)



Total Acreage:

1.04 Acres

Existing Zoning:

CR-SP

Proposed Zoning:

MU-U

Existing General Plan:

MU-U

Proposed General Plan

MU-U

APNs:

253020012

Northeast of Intersection at Ottawa Ave. & University Ave. (W2G2S03)

	Total Acreage:
	.82 Acres
	Existing Zoning:
	CR-SP
	Proposed Zoning:
	MU-V
	Existing General Plan:
	MU-V
	Proposed General Plan
	MU-V
APNs: 211182026	

Northwest of Intersection at Cranford Ave. & University Ave. (W2G2S04)

	Total Acreage:
	2.05 Acres
	Existing Zoning:
	CR-SP
	Proposed Zoning:
	MU-U
	Existing General Plan:
	MU-U
	Proposed General Plan
	MU-U
APNs: 250170005, 250170040	

East of Chicago Ave. & North of University Ave.

(W2G2S06)



Total Acreage:
.58 Acres

Existing Zoning:
CG-SP

Proposed Zoning:
MU-U

Existing General Plan:
MU-U

Proposed General Plan
MU-U

APNs:
250170011

Southeast of Intersection at Iowa Ave. & University Ave. (W2G2S07)



Total Acreage:
3.78 Acres

Existing Zoning:
CR-SP

Proposed Zoning:
MU-U

Existing General Plan:
MU-U

Proposed General Plan
MU-U

APNs:
253050002, 253050012, 253050018, 253050022, 253050023

North of Linden St. & West of Dwight Ave.

(W2G4S30)



Total Acreage:

4.22 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR

APNs:

211111037, 211111040, 211111041, 211111053, 211111054, 211111055, 211111060

North of Panorama Rd. & West of 91 FWY

(W3G4S05)



Total Acreage:

2.54 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-4

Existing General Plan:

HDR

Proposed General Plan

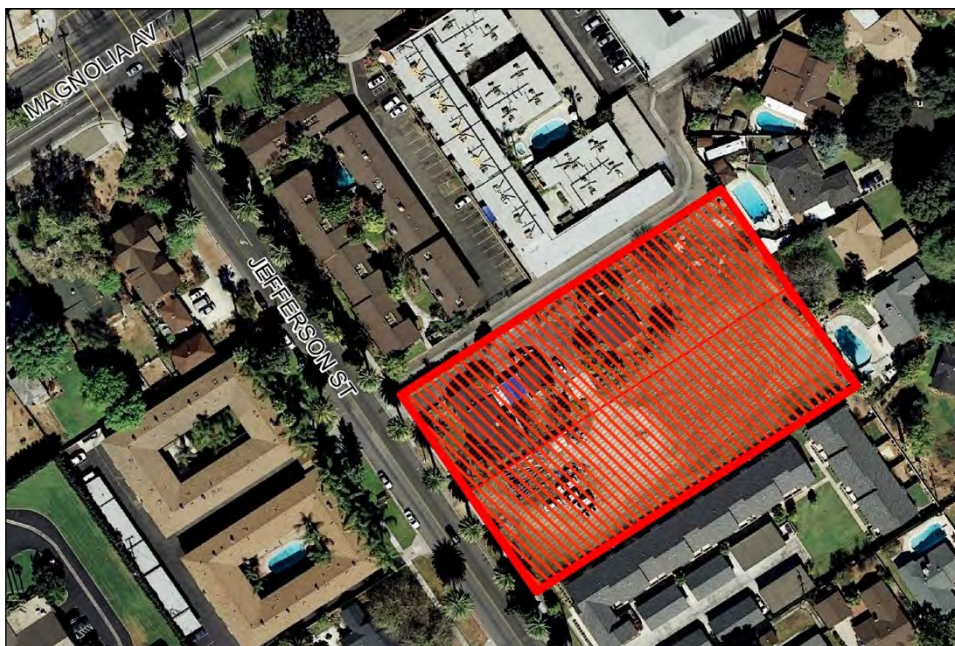
VHDR

APNs:

219182004

East of Jefferson St. & South of Magnolia Ave.

(W3G4S09)



Total Acreage:

1.59 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

~~R-4~~

Existing General Plan:

MDR

Proposed General Plan

~~VHDR~~

APNs:

~~230020017, 230020018~~

East of Jefferson St. & South of California Ave.

(W3G4S11)



Total Acreage:

2.96 Acres

Existing Zoning:

R-3-3000

Proposed Zoning:

~~R-3-1500~~

Existing General Plan:

MDR

Proposed General Plan

~~HDR~~

APNs:

~~227130025~~

East of Magnolia Ave. & North of Merrill Ave.

(W3G4S15)



Total Acreage:

2.23 Acres

Existing Zoning:

CG-SP, CR-SP

Proposed Zoning:

R-4

Existing General Plan:

C

Proposed General Plan

VHDR

APNs:

225052008, 225052009, 225052010, 225052019, 225052021

South on Jurupa Ave. between Essex St. & Chester St.

(W3G4S27)



Total Acreage:

.94 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR

APNs:

190022044, 190022045

Southwest of Intersection at Van Buren Blvd. & Barton St. (W4G3S13)



Total Acreage:
12.68 Acres

Existing Zoning:
CR-S-2-X-SP

Proposed Zoning:
~~MU-V~~

Existing General Plan:
C

Proposed General Plan:
~~MU-V~~

APNs:
~~284020010~~

Northeast of Intersection at Lincoln Ave. & Bunker St. (W4G4S16)



Total Acreage:
11.97 Acres

Existing Zoning:
R-1-7000, PF

Proposed Zoning:
R-3-1500

Existing General Plan:
MDR, PF

Proposed General Plan:
HDR

APNs:
230351016, 230360001, 230360004, 230360005, 230360006, 230360010

South of Van Buren Blvd. & West of Barton St.

(W4G4S36)



Total Acreage:

26.68 Acres

Existing Zoning:

CR-S-2-X-SP & R-1-7000

Proposed Zoning:

~~R-3-1500~~

Existing General Plan:

C

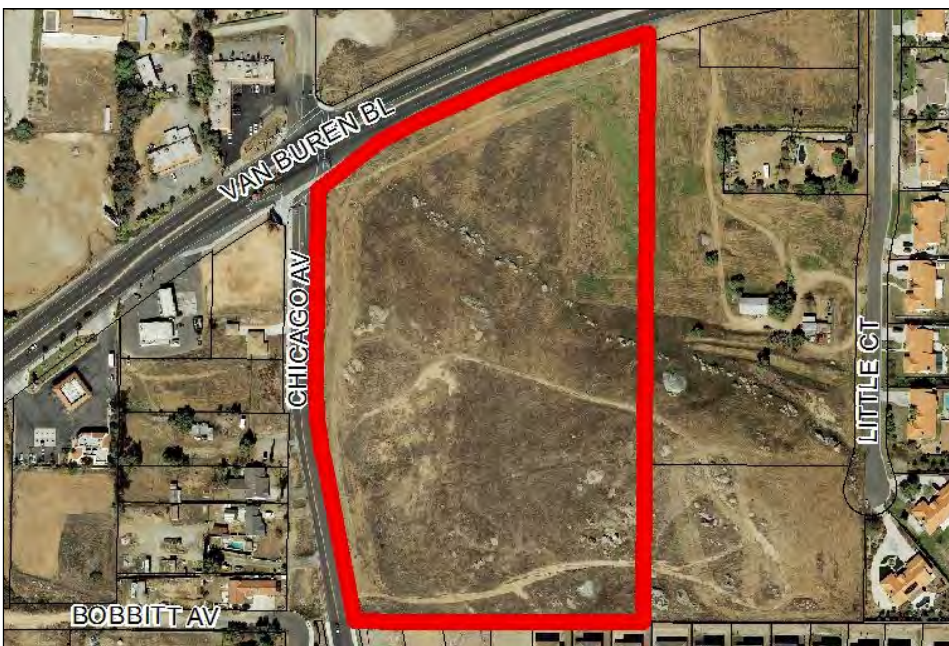
Proposed General Plan

~~HDR~~

APNs:

~~266120002, 266120034~~

Southeast of Intersection at Van Buren Blvd. & Chicago Ave. (W4G4S42)



Total Acreage:

13.77 Acres

Existing Zoning:

CR-S-2-X-SP

Proposed Zoning:

R-3-1500

Existing General Plan:

C

Proposed General Plan

HDR

APNs:

266020061

South of Magnolia Ave. between Harrison St. & Muir Ave. (W5G1S02)



Total Acreage:
10.62 Acres

Existing Zoning:
CR-SP, R-1-7000

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:

234080005, ~~234080031~~, ~~234080032~~, 234080033, 234080034, ~~234091012~~, ~~234091013~~, 234080035

East of Van Buren Ave. & North of 60 FWY (W5G1S11)



Total Acreage:
3.94 Acres

Existing Zoning:
CR-SP

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:

233062039, 233062040

West of Van Buren Ave. & North of 60 FWY

(W5G1S12)



Total Acreage:

7.81 Acres

Existing Zoning:

CR-SP, R-1-7000, R-1-7000-SP

Proposed Zoning:

MU-V

Existing General Plan:

MDR, MU-V

Proposed General Plan

MU-V

APNs:

234140019, 234150039, 234150040, 234150041, 234150046

North of Magnolia Ave. between Donald Ave. & Jackson St.

(W5G1S13)



Total Acreage:

4.93 Acres

Existing Zoning:

CR-SP, R-1-7000

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V

APNs:

191232016, 191232017, 191232034, 191232037

North of Magnolia Ave. between Stotts St. & Donald Ave. (W5G1S14)



Total Acreage:
1.97 Acres

Existing Zoning:
CR-SP

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:
191331031

North of Magnolia Ave. between Everest Ave. & Stotts St. (W5G1S15)



Total Acreage:
1.27 Acres

Existing Zoning:
CR-SP

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:
191332021, 191332049

Southwest of Intersection at Magnolia Ave. & Donald Ave. (W5G1S16)



Total Acreage:
2.50 Acres

Existing Zoning:
CR-SP

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:
233040022, 233040023, 233040024

South of Magnolia Ave. between McKenzie St. & Everest Ave. (W5G1S17)



Total Acreage:
2.70 Acres

Existing Zoning:
CR-SP, CR-NC-SP, R-1-7000

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:
233031001, 233031003, 233031004, 233031005, 233031007, 233031008, 233031009, 233031010, 233031012, 233031013, 233031014, 233031051

East of Van Buren Blvd. between Hayes St. & Miller St.

(W5G1S18)



Total Acreage:

2.95 Acres

Existing Zoning:

O, CG-SP

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V

APNs:

191312002, 191312010, 191312020, 191312021

Intersection of Magnolia Ave. and Van Buren Blvd.

(W5G1S19)



Total Acreage:

5.86 Acres

Existing Zoning:

CR-NC-SP

Proposed Zoning:

~~MU-V~~

Existing General Plan:

MU-V

Proposed General Plan

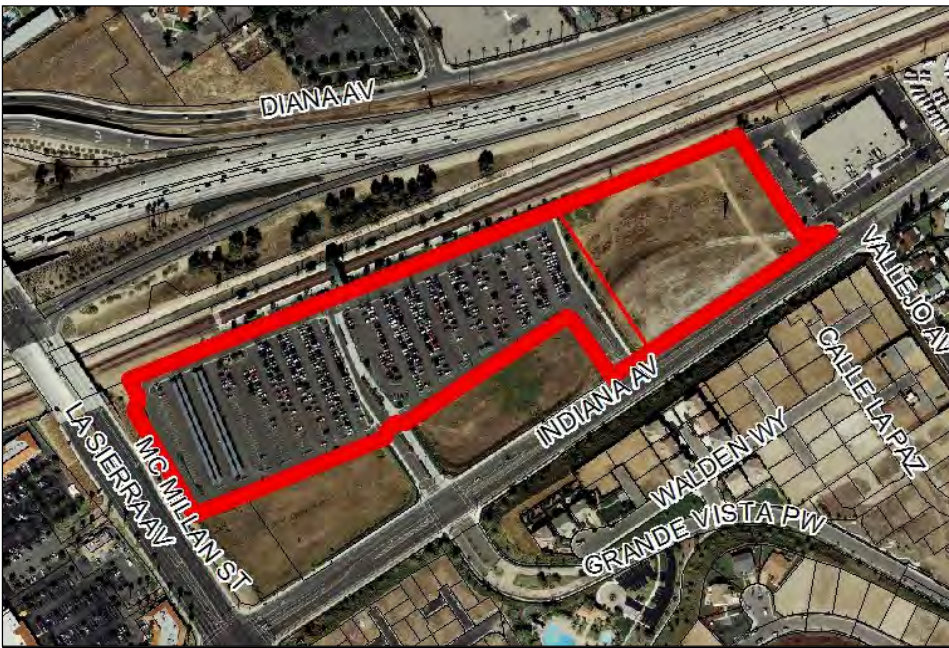
~~MU-V~~

APNs:

~~145304003, 145304004, 145304005, 145304006, 145304007, 145304008, 191313003, 191313004, 191313005, 191313006, 191313007, 191313008, 191313009, 191313012, 191313014, 191313015, 191313017, 233022002, 233022003, 233022004, 233022005, 233022006, 233022007, 233022064, 234112001, 234112002, 234112003, 234112004, 234112046, 145304001, 145304002, 233022001~~

West of La Sierra Ave. & North of Indiana Ave.

(W5G3S01)



Total Acreage:
12.90 Acres

Existing Zoning:
R-1-7000

Proposed Zoning:
MU-U

Existing General Plan:
MU-U

Proposed General Plan:
MU-U

APNs:

138030024, 138030009, 138030025, 138030028

Southeast Intersection at California Ave. and Monroe St.

(W5G3S08)



Total Acreage:
7.70 Acres

Existing Zoning:
CR

Proposed Zoning:
MU-V

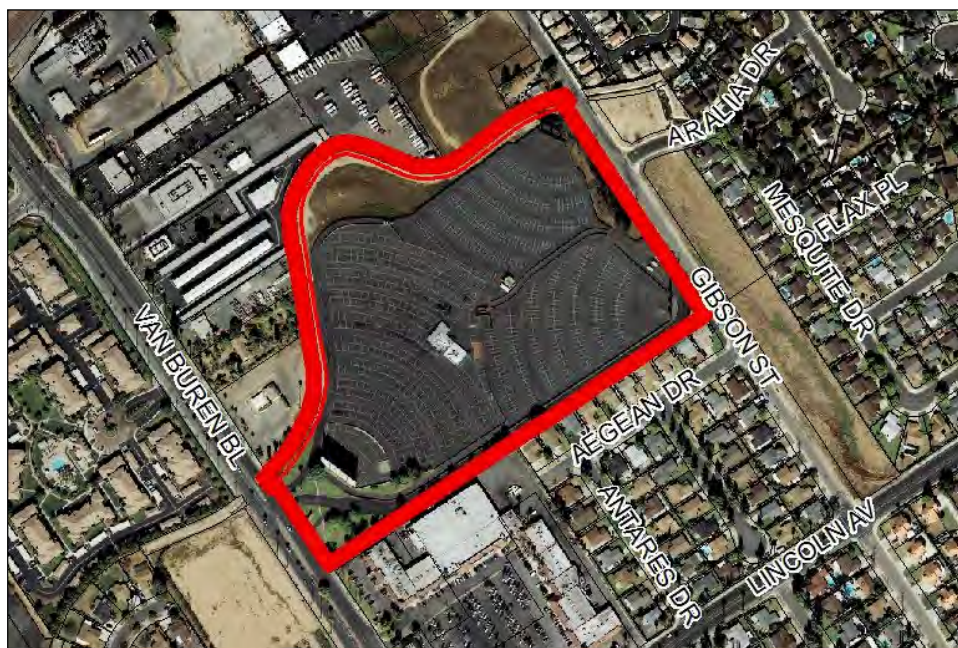
Existing General Plan:
MU-V

Proposed General Plan:
MU-V

APNs:

193261027, 193261029

North of Lincoln Ave between Van Buren Blvd. & Gibson St. (W5G3S12)



Total Acreage:
25.01 Acres

Existing Zoning:
R-1-7000

Proposed Zoning:
MU-V

Existing General Plan:
C, B/OP, HDR

Proposed General Plan
MU-V

APNs:
233190001, 233160022, 233150017, 233190004

Northwest of Intersection at Magnolia Ave. & Jefferson St. (W5G4S06)



Total Acreage:
.96 Acres

Existing Zoning:
R-1-7000

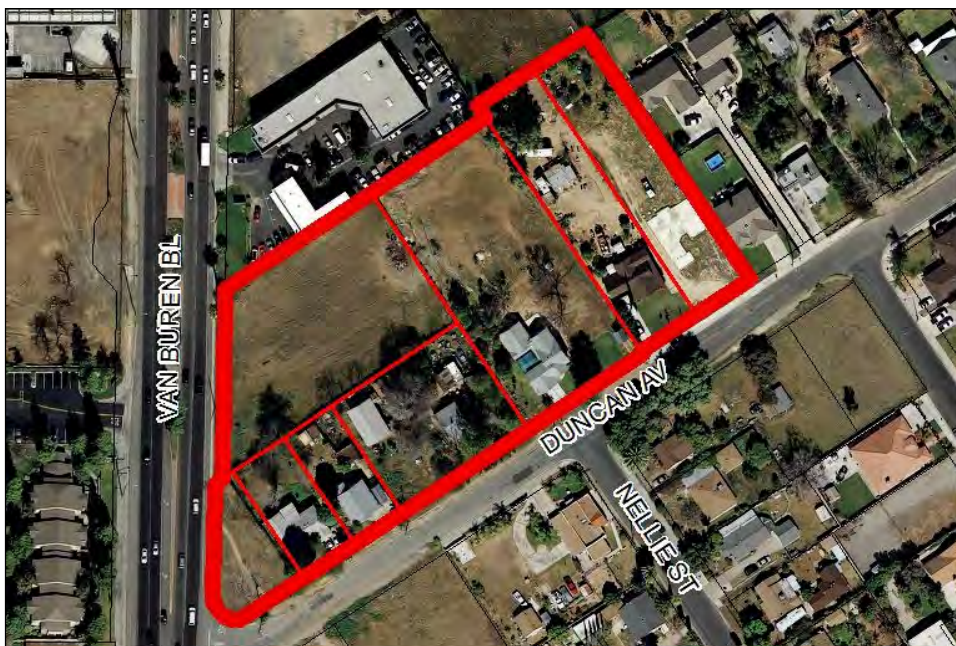
Proposed Zoning:
R-4

Existing General Plan:
VHDR

Proposed General Plan
VHDR

APNs:
227223006

Northeast of Intersection at Duncan Ave. & Van Buren Blvd. (W5G4S10)

**Total Acreage:**

4.01 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR, MHDR

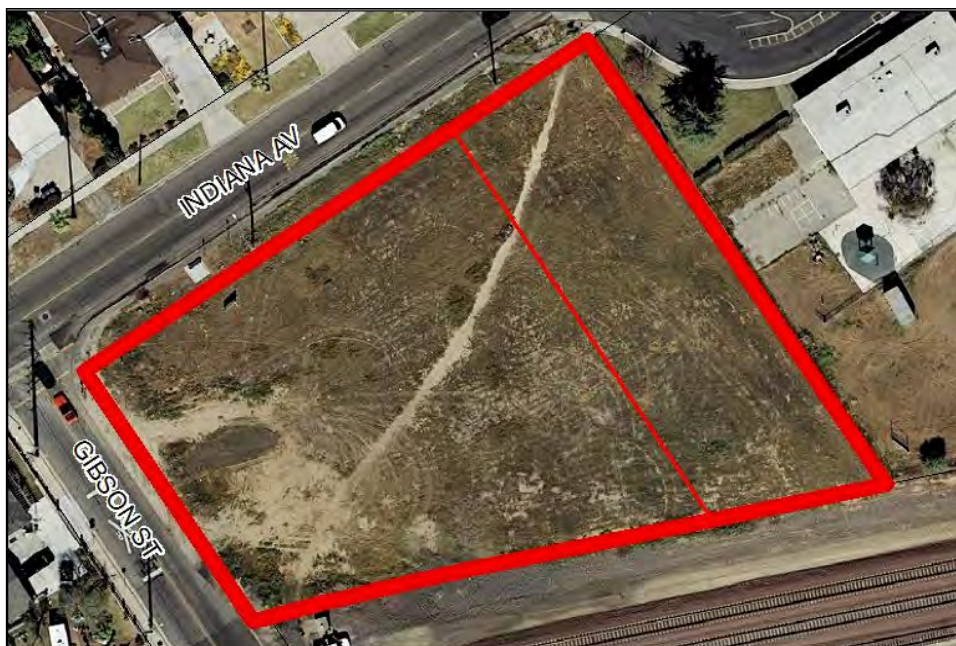
Proposed General Plan

HDR

APNs:

191200010, 191200011, 191200012, 191200013, 191200017, 191200024, 191200027, 191200028

Southeast of Intersection at Indiana Ave. & Gibson St. (W5G4S12)

**Total Acreage:**

1.53 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

PF

Proposed General Plan

HDR

APNs:

233170002, 233170003

Southwest of Intersection at Indiana Ave. & Jackson St.

(W5G4S13)



Total Acreage:

3.92 Acres

Existing Zoning:

R-1-7000, PF

Proposed Zoning:

R-3-1500

Existing General Plan:

B/OP

Proposed General Plan

HDR

APNs:

233180001, 233180002, 233180003, 233180004, 233180005, 233180006, 233180008, 233180009, 233180010

West of Jackson St. & South of the Railroad

(W5G4S14)



Total Acreage:

4.50 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

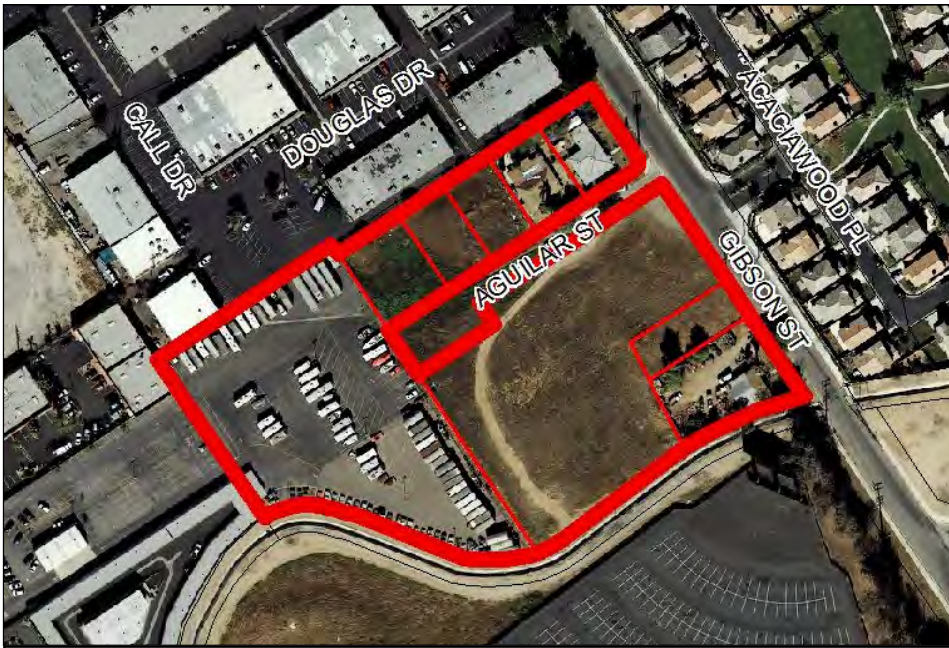
HDR

APNs:

233180014, 233180015, 233180016, 233180017, 233180018, 233180019

West of Gibson St. & Adjacent to Van Buren Drive-In

(W5G4S23)



Total Acreage:

5.47 Acres

Existing Zoning:

R-1-7000, BMP

Proposed Zoning:

R-4

Existing General Plan:

B/OP

Proposed General Plan

VHDR

APNs:

233160012, 233160013, 233160014, 233160015, 233160018, 233160019, 233160025, 233160026, 233160028

East of Gibson St. and North of Maywood Way

(W5G4S29)



Total Acreage:

3.77 Acres

Existing Zoning:

PF

Proposed Zoning:

R-3-1500

Existing General Plan:

B/OP

Proposed General Plan

HDR

APNs:

233170005

Northwest of Intersection at Lincoln Ave. and Van Buren Blvd. (W5G4S37)



Total Acreage:

6.74 Acres

Existing Zoning:

RE

Proposed Zoning:

R-4

Existing General Plan:

MDR

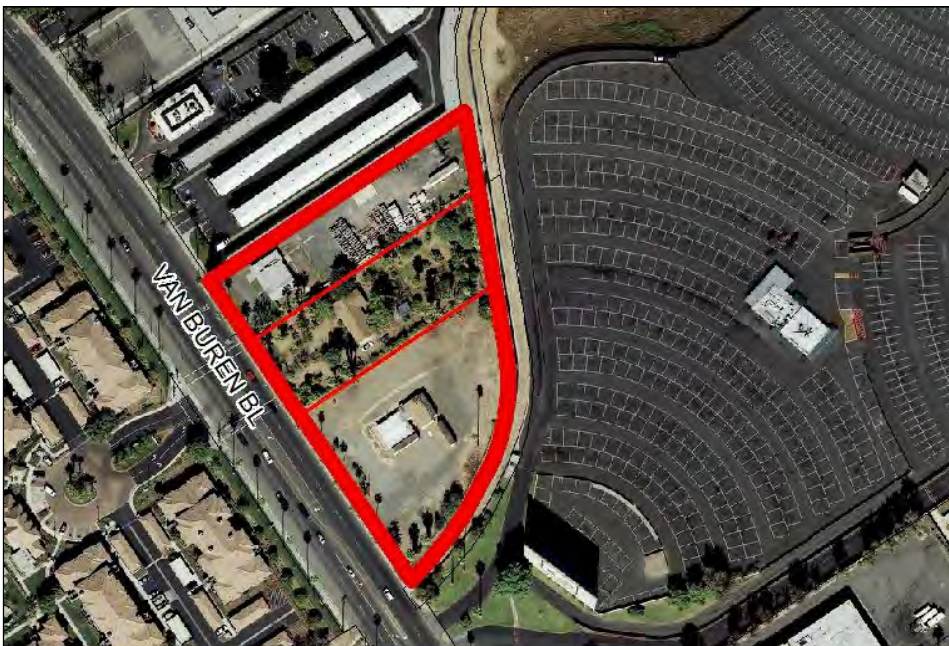
Proposed General Plan

VHDR

APNs:

234270020

East of Van Buren Blvd. Adjacent to Van Buren Drive-In (W5G4S38)



Total Acreage:

3.14 Acres

Existing Zoning:

BMP, R-1-7000

Proposed Zoning:

R-4

Existing General Plan:

C

Proposed General Plan

VHDR

APNs:

233150012, 233190007, 233190017

North of Magnolia Ave. & South of Cochran Ave.

(W6G1S01)



Total Acreage:

16.59 Acres

Existing Zoning:

R-1-7000, CR, CR-SP, CR-S-2-SP,
CR-S-1-X-20-SP

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

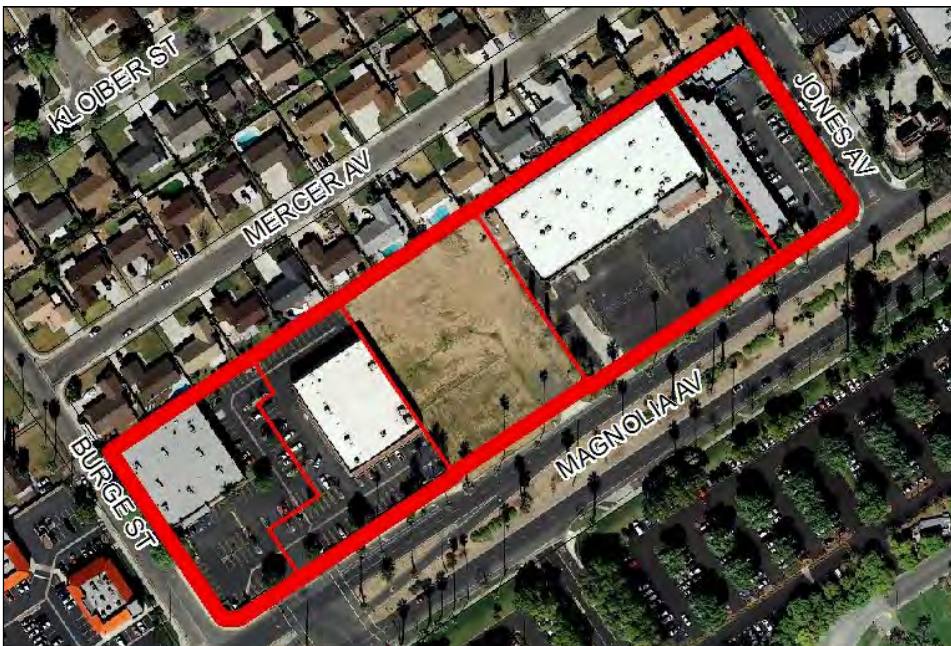
MU-V

APNs:

143180005, 143180028, 143180031, 143180032

North of Magnolia Ave. between Burge St. & Jones Ave.

(W6G1S05)



Total Acreage:

6.35 Acres

Existing Zoning:

CR SP

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

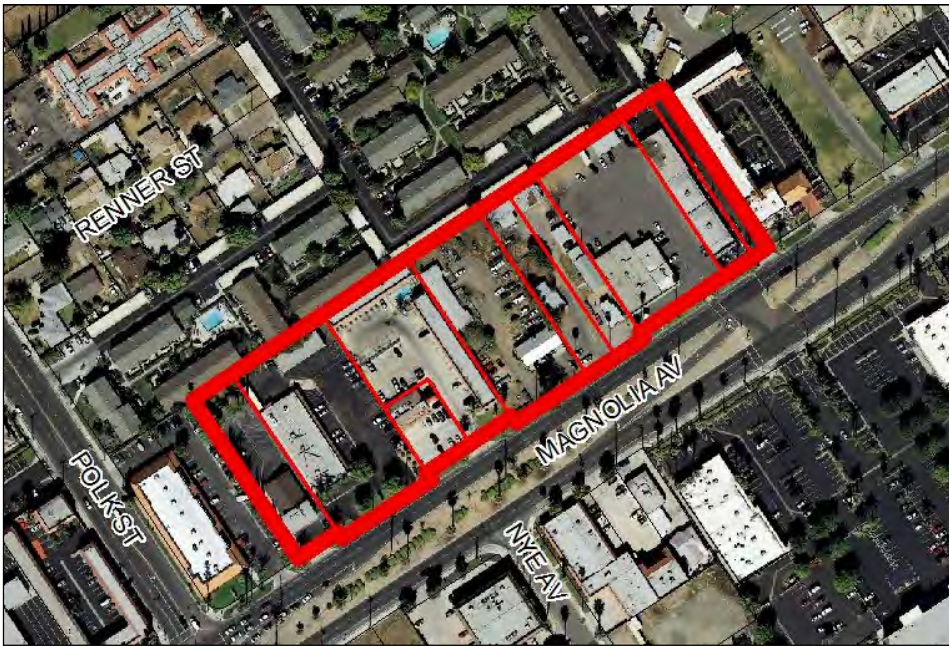
MU-V

APNs:

142292007, 142292008, 142293023, 142293024, 142293028

North of Magnolia Ave. & East of Polk St.

(W6G1S07)



Total Acreage:

5.40 Acres

Existing Zoning:

CR-SP, CG-SP

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V

APNs:

143290004, 143290006, 143290007, 143290008, 143290010, 143290011, 143290015, 143290017, 143290018, 143290019

Southeast of Intersection at Magnolia Ave. & La Sierra Ave.

(W6G1S10)



Total Acreage:

16.81 Acres

Existing Zoning:

CR-SP, CG-SP, CG X-SP

Proposed Zoning:

MU-U

Existing General Plan:

MU-U

Proposed General Plan

MU-U

APNs:

138470020, 138470023, 138470024, 138470029, 138470031, 138470035

Southeast of Intersection at Whitford Ave. & La Sierra Ave. (W6G3S02)



Total Acreage:
4.75 Acres

Existing Zoning:
CG, CR-S-1

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:

146261001, 146261006, 146261014, 146261019

Southeast of Intersection at Minier Ave. & La Sierra Ave. (W6G3S03)



Total Acreage:
2.89 Acres

Existing Zoning:
CR S-1-X

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:

142040001

West of Intersection at Jones Ave. & Cook Ave.

(W6G4S17)



Total Acreage:

3.56 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR

APNs:

~~143040011~~, 143040012

Northeast of Intersection of Hole Ave. & Mitchell Ave.

(W6G4S18)



Total Acreage:

2.45 Acres

Existing Zoning:

R-1-7000, CG

Proposed Zoning:

R-3-1500

Existing General Plan:

C

Proposed General Plan

HDR

APNs:

143051001

Southeast of Intersection at Wells Ave. & Mitchell Ave.

(W6G4S19)



Total Acreage:

3.25 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MHDR

Proposed General Plan

HDR

APNs:

143020004, 143020007, 143020010

Intersection of Hole Ave. & California Ave.

(W6G4S20)



Total Acreage:

11.51 Acres

Existing Zoning:

R-1-7000, CG-SP

Proposed Zoning:

R-3-1500

Existing General Plan:

C, MDR, MHDR

Proposed General Plan

HDR

APNs:

143080019, 143080020, 143080021, 143080022, 143080024, ~~143080026~~, 143080029, 143080030, ~~143080032~~, 143080033, 143080034, 143332002

Northwest of Intersection at Cook Ave. & Meredith St.

(W6G4S21)



Total Acreage:

7.54 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR

APNs:

147270015, 147270016, 147270017, 147270035, 147270038, 147270039, 147270040, 147281017

Southeast of Intersection at Mull Ave. & Tyler St.

(W6G4S22)



Total Acreage:

3.96 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

O

Proposed General Plan

HDR

APNs:

147282011, 147282014, 147282015, 147282016, 147282018, 147282021, 147282022

Southeast of Intersection at Collett Ave. & La Sierra Ave.

(W6G4S26)



Total Acreage:

6.51 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

~~R-3-1500~~

Existing General Plan:

MDR

Proposed General Plan

~~HDR~~

APNs:

~~142480005, 142480006~~

Janet Ave. between Challen Ave. & Picker St.

(W6G4S32)



Total Acreage:

3.48 Acres

Existing Zoning:

BMP, R-3-1500

Proposed Zoning:

~~R-3-1500~~ R-1-7000

Existing General Plan:

MDR

Proposed General Plan

~~HDR~~

APNs:

151111034, 151111046

North of Indiana Ave. & East of Buchanan St.

(W6G4S33)



Total Acreage:

5.22 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

~~R-3-1500~~

Existing General Plan:

MDR

Proposed General Plan

~~HDR~~

APNs:

~~135230003~~

Between Crest Ave. & Wells Ave.

(W6G4S34)



Total Acreage:

5.98 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

~~R-3-1500~~

Existing General Plan:

LDR, MDR

Proposed General Plan

~~HDR~~

APNs:

~~147310001, 151300007~~

Northwest of Intersection at Challen Ave. & Van Buren Blvd. (W6G4S41)

**Total Acreage:**

6.66 Acres

Existing Zoning:

CR, CG, CG-S-1, CR-S-1, CR-X

Proposed Zoning:

R-3-1500

Existing General Plan:

HDR, MU-V

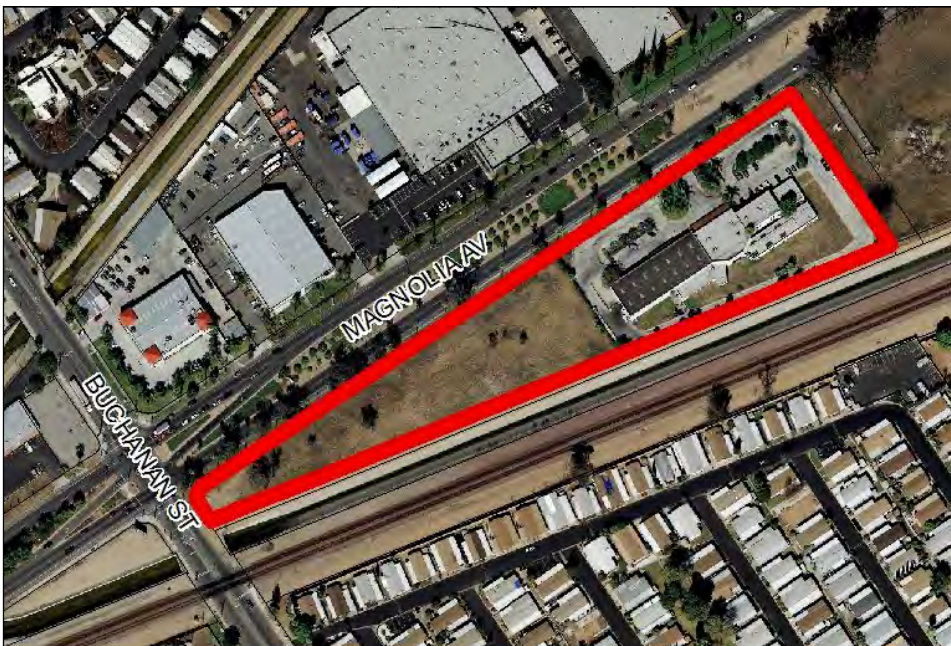
Proposed General Plan

HDR

APNs:

145082037, 145082038, 145082035, ~~145082036, 145161007, 145161004, 145161008~~

Southeast of Intersection at Magnolia Ave. and Buchanan St. (W6G4S46)

**Total Acreage:**

5.51 Acres

Existing Zoning:

BMP-SP

Proposed Zoning:

R-4

Existing General Plan:

B/OP

Proposed General Plan

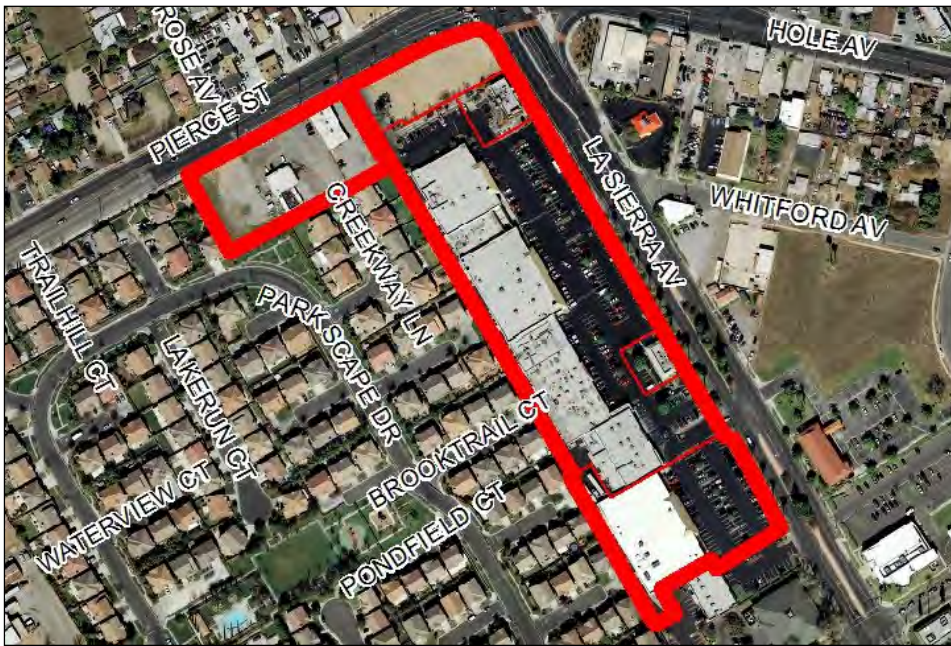
VHDR

APNs:

135220035

Southwest of Intersection at Pierce St. & La Sierra Ave.

(W7G3S14)



Total Acreage:

10.63 Acres

Existing Zoning:

CR, CG, RE

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V

APNs:

146210022, 146220008, 146220025, 146220035, 146220036, 146220037, 146330038

Northwest of Intersection at Magnolia Ave. & Golden Ave.

(W7G4S07)



Total Acreage:

1.40 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-4

Existing General Plan:

HDR

Proposed General Plan

VHDR

APNs:

142231006, 142231007

South on Raley Dr. & North of Knoefler Dr.

(W7G4S28)



Total Acreage:

3.21 Acres

Existing Zoning:

R-3-1500

Proposed Zoning:

R-3-1500

Existing General Plan:

MHDR

Proposed General Plan

HDR

APNs:

141221006, 141221007, 141221009, 141221011, 141221026, 141221031, 141221032, 141221033

Northwest of Intersection at Arlington Ave. & Van Buren Blvd. (W7G4S35)



Total Acreage:

6.85 Acres

Existing Zoning:

CR, CG, CR-AP

Proposed Zoning:

R-4

Existing General Plan:

C

Proposed General Plan

VHDR

APNs:

155290012, 155290013, 155290014, 155290015, 155290016, 155290017, 155290018, 155290019

Southeast of Intersection at Pierce St. & Riverwalk Pkwy. (W7G4S45)



Total Acreage:
5.06 Acres

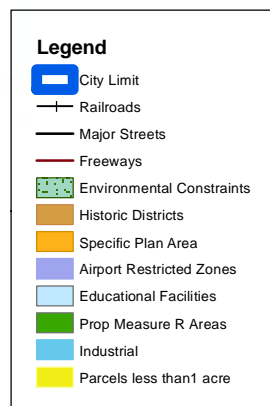
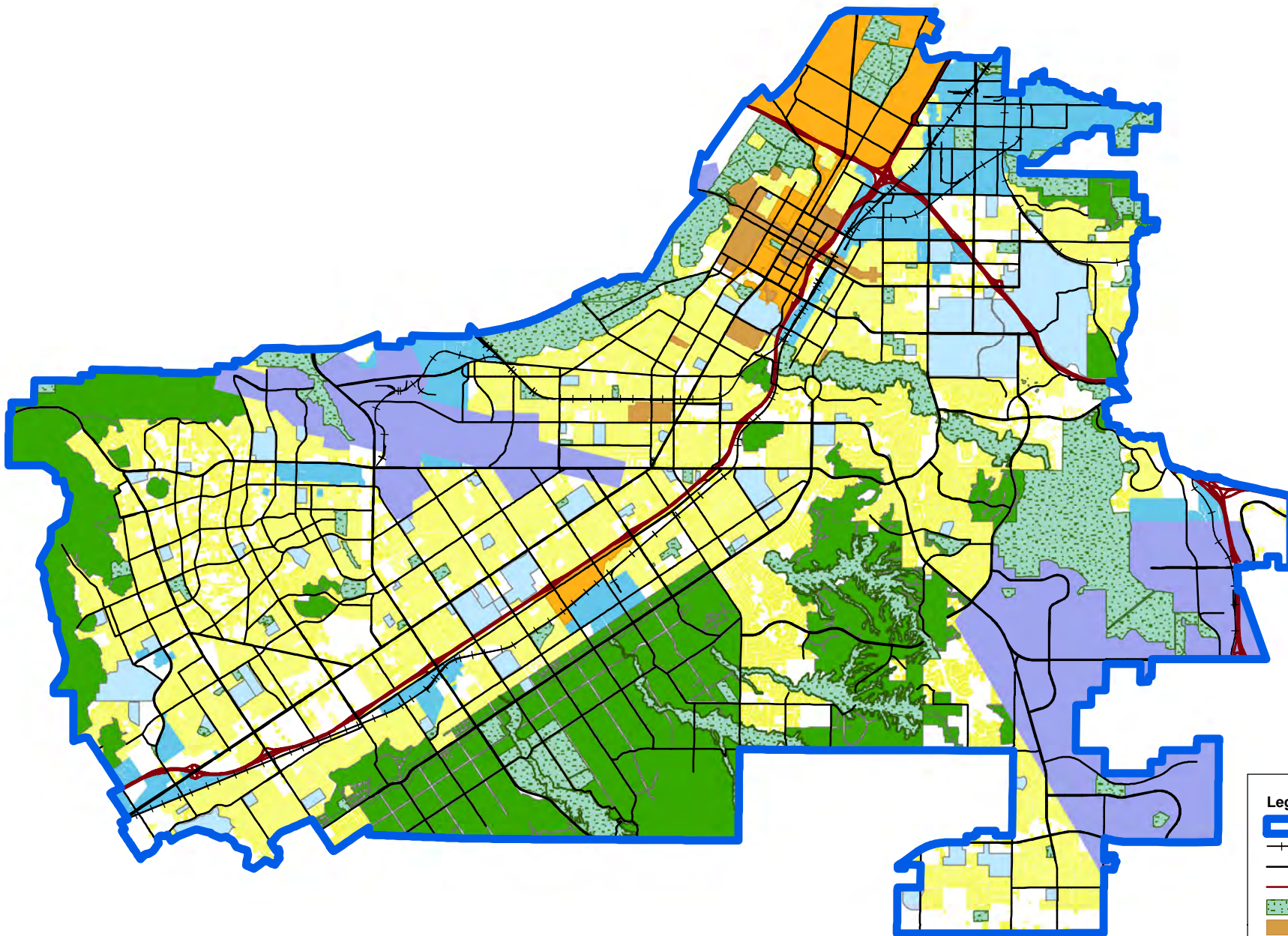
Existing Zoning:
BMP, RE

Proposed Zoning:
R-3-1500

Existing General Plan:
MU-V

Proposed General Plan
HDR

APNs:
146210024



P17-0096, P17-0180, P17-0182, & P17-0521,
Exhibit 2b - Housing Element Rezoning
Constraints

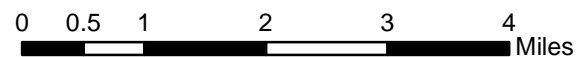


Exhibit 3 – Zoning Code Text Amendment Summary Table

<u>Exhibit No.</u>	<u>Zoning Code Article</u>	<u>Chapter(s)</u>	<u>Description of Proposed Change(s)</u>
4a	Article II – Zoning Code Administration, Interpretation & Enforcement	Chapter 19.080 – Nonconformities	<p>Provides greater flexibility in allowing for expansions, re-establishment and restoration of non-conforming uses, parcels, and structures including:</p> <ul style="list-style-type: none"> ▪ No longer prohibiting the development of multi-family residential units on non-conforming parcels in multiple-family residential zones (i.e., parcels less than 1-acre in size); ▪ Increasing the allowed time frame for re-establishment of a non-conforming use if discontinued, from 180 days to 1 year. This amendment would also allow uses discontinued longer than 1 year but not more than 3 Years to request approval by conditional use permit; ▪ Extends the period of time for restoration of destroyed structures (destruction of 50 % or less of fair market value – both residential and non-residential) from 180 days to 1 year. ▪ Restoration of destroyed structures(50 % or more) can be re-established: <ul style="list-style-type: none"> ○ <i>Non - Residential - CUP</i> ○ <i>Residential – MCUP</i>
4b	Article V – Base Zones & Related Use & Development Provisions	Chapter 19.100 – Base Zones	<p>Replaces the term “Second Dwelling Unit” with “Accessory Dwelling Unit”</p> <p>Amends Table 19.100.040 B Multiple Family Residential Development Standards Table to change the 1 acre minimum lot size requirement from 1 acre to 30,000 s.f. for R-3 & R-4 zones. Table Notes are amended to reduce setback requirements for Height Overlay Zones for structures exceeding two stories, changing the approval</p>

Exhibit 3 – Zoning Code Text Amendment Summary Table

<u>Exhibit No.</u>	<u>Zoning Code Article</u>	<u>Chapter(s)</u>	<u>Description of Proposed Change(s)</u>
			<p>authority for buildings up to 3-stories in height from the Planning Commission to Community and Economic Development Director and reducing required front yard landscape setback requirement for multi-family along arterials – 88 feet or wider.</p> <p>Amends Site Plan Review and Design Review provisions pertaining to multiple-family residential including reducing useable open space requirements (private and common) and reducing requirements for open space recreation amenities.</p>
4c	Article V – Base Zones & Related Use & Development Provisions	Chapter 19.150.020(A) – Base Zones Permitted Land Uses	<p>Amends “Assemblies of People-Non-Entertainment land use category to refer to the following:</p> <ul style="list-style-type: none"> • 19.740 - Temporary Use Permit (Temporary Emergency Shelter with Assemblies of People – Non – Entertainment) • 19.910 – Definitions • See Incidental Use Table for Tiny Homes and Tiny Home Communities • See Temporary Use Table for Temporary Emergency Shelter <p>Amends the Multiple-Family Residential land use category to eliminate categories based on number of units and to allow multi-family residential by right in the R-3 & R-4 zones (replace SP-Site Plan review with P)</p> <p>Amends Shelters, Homeless to exclude Supportive & Transitional Housing from this category and continue to require MCUP/CUP. Also add reference to Chapter 19.205 Emergency Shelter Overlay and Chapter 19.740 – Temporary Use Permit for Temporary</p>

Exhibit 3 – Zoning Code Text Amendment Summary Table

<u>Exhibit No.</u>	<u>Zoning Code Article</u>	<u>Chapter(s)</u>	<u>Description of Proposed Change(s)</u>
			<p>Emergency Shelters with Assemblies of People – Non-Entertainment.</p> <p>Add the following use categories:</p> <ul style="list-style-type: none"> • Single Room Occupancy (SRO) (allowed with a CUP in MU-U Zone) • Supportive Housing (by right in Single-Family Residential & Mixed Use zones) • Tiny Home Community (CUP in R-3 & R-4 zones and PRD in Single-Family Residential Zone) • Transitional Housing (by right in Single-Family Residential & Mixed Use Zones)
4d	Article V – Base Zones & Related Use & Development Provisions	Chapter 19.150.020(B) – Base Zones Incidental Land Uses	<p>Adds the following land use categories:</p> <ul style="list-style-type: none"> • Accessory Dwelling Unit (by right in R-1 zones) • Accessory Living Quarters (by right in R-1 zones) • Dwelling Unit(s) with Assemblies of People – Non-Entertainment (Conditional Use Permit in R-1, R-3, Commercial & Mixed Use zones) • Tiny Home(s) Community (Conditional Use Permit in R-1, R-3 Commercial & Mixed Use zones) • Tiny Homes (by right in R-1 Zones) <p>Removes the following obsolete land use categories:</p> <ul style="list-style-type: none"> • Auxiliary Dwelling Unit (Granny Housing) • Second Dwelling Units
4e	Article V – Base Zones & Related Use & Development Provisions	Chapter 19.150.020(C) – Base Zones Temporary Land Uses	<p>Adds the following new use:</p> <ul style="list-style-type: none"> • Temporary Shelter with Assemblies of People – Non-Entertainment (TUP required in Single-Family Residential, Commercial, Mixed Use, BMP & I zones)

Exhibit 3 – Zoning Code Text Amendment Summary Table

<u>Exhibit No.</u>	<u>Zoning Code Article</u>	<u>Chapter(s)</u>	<u>Description of Proposed Change(s)</u>
4f	Article VI – Overlay Zones	Chapter 19.205 – Emergency Shelter Overlay Zone	Minor clean-up amendment to strike-out the word “rezoning” as the standard being referenced does not pertain zoning but rather a proposed facility.
4g	Article VII – Specific Land Use Provisions	Chapter 19.255 – Assemblies of People – Non-Entertainment	<p>Various clean-up amendments to simplify & clarify this Chapter.</p> <p>Includes additional requirements or special conditions applicable to Dwelling Unit(s) incidental to Assemblies of People – Non – Entertainment. Establishes parking, height, security plan, & Crime Free Multi-Housing Program requirements.</p>
4h	Article VII – Specific Land Use Provisions	Chapter 19.400 – Shelters, Emergency.....	<p>Removes all references to Supportive Housing Transitional Housing, and Transitional Housing Development so that these uses may be regulated separately and differently than “Shelters – Emergency.”</p> <p>Provides that the provisions do not apply to the Emergency Shelter Overlay Zone where emergency shelters are permitted by right.</p>
4i	Article VII – Specific Land Use Provisions	New Chapter 19.401 – Single Room Occupancies	This new Chapter and use of the Zoning Code establishes permit requirements for Single-Room Occupancies (SRO's) including site location standards, and operation & development standards. This amendment is intended to allow for SRO's consistent with State legislation, AB-2634. Currently SRO's are not allowed under the Zoning Code.
4j.	Article VII – Specific Land Use Provisions	New Chapter 19.442 – Accessory Dwelling Units	New Chapter 19.442 – Accessory Dwelling Units (ADU) replaces existing Chapter 19.525 – Second Dwelling Units. The change of name and amendments to this Chapter are to comply with recently adopted state legislation: <u>Assembly Bill (AB 2299) & Senate Bill</u>

Exhibit 3 – Zoning Code Text Amendment Summary Table

<u>Exhibit No.</u>	<u>Zoning Code Article</u>	<u>Chapter(s)</u>	<u>Description of Proposed Change(s)</u>
			<u>(SB 1069)</u> . Allows ADU's by right and amends Site Location, Operation, and Development Standards including: lot size, lot coverage, setbacks, dwelling size, height limitations, parking (no additional parking beyond requirement for main dwelling), design, occupancy requirements, and covenant requirements.
4k	Article VII – Specific Land Use Provisions	Chapter 19.475 – Drive-Thru Businesses	Amends drive-thru requirements for businesses with drive-thru lanes within MU-U & MU-V zones. The proposed restrictions are: <ul style="list-style-type: none"> • Drive-thru pick-up windows shall not be located on any building elevation facing a street • Drive-thru lanes shall be located at the rear of the building in such a way as to be screened from view from adjacent streets.
4l	Article VIII – Site Planning & General Development Provisions	Chapter 19.580 – Parking and Loading	Amends Parking & Loading provisions Table 19.580.060 – Required Spaces, to identify land uses and add provisions for: <ul style="list-style-type: none"> • Assemblies of People - Incidental dwelling units • Accessory Dwelling Units (replaces 2nd Dwelling Unit provisions) • Shelters-Emergency • Single-Room Occupancies • Studio Unit • Supportive Housing • Transitional Housing
4m	Article IX – Land Use Development Permit Requirements/Procedures	Chapters 19.710 – Design Review	Establishes an administrative design review procedure to allow stand-alone multiple-family residential development by right in Multiple-Family Residential and Mixed Use Zones in conformance with Government Code Section 65880. Includes criteria for non-discretionary review and compliance Housing Element EIR mitigation measures as applicable.

Exhibit 3 – Zoning Code Text Amendment Summary Table

<u>Exhibit No.</u>	<u>Zoning Code Article</u>	<u>Chapter(s)</u>	<u>Description of Proposed Change(s)</u>
4n	Article IX – Land Use Development Permit Requirements/Procedures	Chapter 19.740 – Temporary Use Permit	Amends the Temporary Use Permit requirements to allow a Temporary Emergency Shelters not to exceed 180 days.
4o	Article IX – Land Use Development Permit Requirements/Procedures	Chapter 19.780 – Planned Residential Development Permit	Amends the PRD provisions to add a Tiny Home Community (on foundation only) to the list of uses permitted with a PRD application.
4p	Article X – Definitions		<p>Removes references & definitions for the following uses:</p> <ul style="list-style-type: none"> • Apartment Unit • Auxiliary Dwelling Unit • Dwelling Unit, Auxiliary • Dwelling Unit, Efficiency • Dwelling Unit, Second • Permanent Emergency Shelter • Second Dwelling Unit <p>Remove the following definition(s):</p> <ul style="list-style-type: none"> • Building Coverage (replaced with lot coverage) <p>Adds the following definitions:</p> <ul style="list-style-type: none"> • Lot coverage (replaces deleted definition for building coverage) • Single Room Occupancy definition per HCD's approved definition • Tiny Home Community • Tiny Home <p>Amend the definition of the following uses:</p> <ul style="list-style-type: none"> • Accessory Living Quarters • Assemblies of People to included schools, day care centers, dwelling units, and temporary emergency shelters as incidental uses. • Dwelling Unit Accessory to clarify & update and include efficiency unit, manufactured home, and time home as part of the definitions. • Manufactured dwelling unit to become: "Manufactured

Exhibit 3 – Zoning Code Text Amendment Summary Table

<u>Exhibit No.</u>	<u>Zoning Code Article</u>	<u>Chapter(s)</u>	<u>Description of Proposed Change(s)</u>
			<p>dwelling unit: Manufactured Home” and amending reference to “See dwelling unit, manufactured and Dwelling Unit, Accessory Dwelling Unit for incidental uses.”</p> <ul style="list-style-type: none"> • Shelters becomes “Shelters, Emergency with definition amended to remove references to supportive, transitional, and transitional housing development. • Studio Unit to refer to Efficiency unit definition. • Zoning Administrator definition corrected to state “Community & <u>Economic</u> Development Director”
4q	Article IX – Land Use Development Permit Requirements/Procedures	Chapter 19.770 – Site Plan Review Permit	Section 19.770.030 – Applicability and Permit Requirements Section is amended to remove and exempt “Multiple-Family Residential” from the list of uses requiring a Site Plan Review Permit.
4r	Article VIII – Site Planning & General Development Provisions	Chapter 19.545 – Density Bonus	Section 19.545.050 – Incentives, Concessions, and In-Lieu Incentives is amended to remove references to Site Plan Review Permit and Planned Residential Development permit requirements for incentives, and concessions.

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4a

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.
- 19.080.055 Landlocked Lots.
- 19.080.060 Modification of Nonconforming Lots.
- ~~19.080.06070~~ 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.
- 19.080.110 Nonconforming Uses and Structures Generally.
- 19.080.120 Structural Alterations.
- 19.080.130 Building Permit Issuance.

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 legally 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.

E. 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 zoning regulations or upon annexation.

F. Only the provisions contained in DIVISION IV of this Chapter shall apply to property zoned RA-5 or RC and described in Sections 3 or 4 of Measure R, enacted November 13, 1979.

19.80.20 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, related to nonconforming uses, structures, and lots 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, such as but not limited to the granting of a Conditional Use Permit or Variance, 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.

19.080.030 Continuation and Maintenance.

A. Continuation

P17-0096, P17-0180, P17-0182, & P17-0521

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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.
3. 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.
4. 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.

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.

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 ~~herein 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~~ one year 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 Nonconforming Status Determination of a minor conditional use permit and affirmative determination by the Community & Economic Development Director or his/her designee~~ 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.

D. A nonconforming non-residential use that has been discontinued for a continuous period of more than one year but no more than three years may be reestablished subject to the granting of a conditional use permit.

19.080.045 Amortization.

The Zoning Code gives the City Council the authority to establish Amortization Regulations for nonconforming uses or structures.

DIVISION II: NONCONFORMING LOTS

19.080.050 Continuation and Use of a Nonconforming Lot.

19.080.055 Landlocked Lots.

19.080.060 Modification of 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.~~

19.080.055 Landlocked Lots.

Any lawfully created lot zoned for residential uses with no direct access to a public street (landlocked) may be developed provided the owner/developer demonstrates that legal access has been secured through an easement or other binding document. In determining setbacks, all lots lines shall be considered "side lot lines."

19.080.060 Modification of Nonconforming Lots.

A nonconforming lot may be modified through a Lot Line Adjustment/Consolidation/Merger or Map without a variance or modification, provided that such modifications do not increase the degree of nonconformity.

DIVISION III: NONCONFORMING STRUCTURES AND USES

19.080.06070 Modification or Expansion of Nonconforming Structures or Uses.

~~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~~ Rights.

19.080.100 Loss of Nonconforming Status for Alcoholic Beverage Sales.

19.080.06070 Modification or Expansion of Nonconforming Structures or Uses.

Exhibit 4a

~~No~~ A nonconforming structure or use shall not be altered, ~~reconstructed~~ or expanded to increase the degree of nonconformity, except as follows:

A. Expansion of a nonconforming structure 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, regulations, is~~ shall be subject to the granting of a variance ~~unless a variance is granted pursuant to this Title. The granting of a variance for the expansion of the nonconforming structure shall not authorize any expansion of the use. A minor conditional use permit shall also be required for expansions to a nonconforming use according to the applicability of the provisions found in paragraphs B and C.~~

~~19.080.070 — Modifications or Expansions of Nonconforming Uses.~~

B.A. Expansion of a nonconforming non-residential use is permitted ~~only with~~ subject to the granting of a minor conditional use permit. ~~To~~ In the granting of a minor conditional use permit, all of the following findings shall be made:

1. ~~Such~~ The expansion of the use will protect a valuable property investment;
2. ~~Such~~ The expansion of 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 of the use which includes expansion of a structure shall be architecturally compatible with the existing building;
5. The expansion of the use shall be compatible with the character of the surrounding area; ~~and~~
6. The expansion shall not displace on-site parking; ~~and~~
7. The use has not been discontinued for a period of one year or more, except as provided in section 19.080.040.

C. 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~~ To 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~~ increase the number of living units on the property;
2. The expansion of the use shall benefit the health, safety, and welfare of the occupants;
3. The expansion of the use which includes expansion of a structure shall be architecturally compatible with the existing building;

4. The expansion of the use 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.~~

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, w~~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, as outlined in subsection D below, 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 one year ~~90 days~~ and diligently pursued to completion.
- B. ~~Whenever a nonconforming non-residential structure is destroyed by fire or other calamity, by act of God, or by the public enemy, and the destruction exceeds 50 percent, as outlined by subsection D below, or the nonconforming structure is voluntarily demolished or is required by law to be demolished,~~ the structure ~~shall not~~ may be restored subject to the granting of a conditional use permit ~~except in in full conformity with the regulations of the zone in which it is located.~~
- C. ~~A~~Whenever a nonconforming ~~single or multiple family~~ residential ~~use~~ structure is destroyed by fire or other calamity, by act of God, or by the public enemy, and the destruction exceeds that has been destroyed by more than 50 percent as outlined in subsection D below, the structure 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; and
 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~~

Exhibit 4a

~~development standards with more units than the number existing prior to destruction.~~

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- 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.

19.080.090 Revocation of Nonconforming ~~Structure or Use~~ Rights.

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).

19.080.100 Loss of Nonconforming Status for Alcoholic Beverage Sales.

Any ~~nonconforming use 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).

DIVISION III: NONCONFORMING STRUCTURES AND USES IN THE RA-5 AND RC ZONES

19.080.110 Nonconforming Uses and Structures Generally.

19.080.120 Structural Alterations.

19.080.130 Building Permit Issuance.

19.080.110 Nonconforming Uses and Structures Generally.

Except as specifically provided elsewhere in this chapter, any nonconforming use or structure may be continued indefinitely. If a nonconforming use is changed to any different use, such different use shall conform to the provisions of this chapter. Any discontinuance of a nonconforming for a continuous period of one year shall be deemed to constitute an abandonment of such nonconforming use and any future use shall conform to the provisions of this chapter. If any nonconforming building be destroyed by fire, explosion or other casualty, act of God or the public enemy, the owner may reconstruct a building of the same size or smaller to continue the previous use, provided a building permit is obtained and repairs are commenced within one

year, then the right to continue the nonconforming use shall terminate and the use of the property must thereafter conform to the provisions of this chapter for the zone in which it is located.

19.080.120 Structural Alterations.

The nonconforming use of a nonconforming building may be expanded or extended throughout such building; provided that no structural alterations, except those required by law or ordinance, shall be made therein unless a conditional use permit is obtained. The nonconforming use of a conforming building may be expanded or extended into any other portion of such conforming building, subject to the granting of a conditional use permit.

19.080.130 Building Permit Issuance.

A building permit for ordinary and routine maintenance and repair work may be issued by the building official if such maintenance and repair work will not require a structural alteration, reconstruction or enlargement of a nonconforming building or improvement or increase the floor area or cubical content of a nonconforming building or improvement. The alteration and reconstruction of a nonconforming buildings or improvements requiring building permits may be permitted subject to the granting of a conditional use permit. Within the limitations hereinafter set forth a building permit for a new building, enlargement of an existing building, or increase in floor area or cubical content may be permitted. Such building permit may be granted if all of the following conditions do exist:

- A. Such expansion will protect a valuable property investment;
- B. Such expansion and proposed use will not adversely affect or be materially detrimental to the adjoining properties;
- C. That there is need for relief of overcrowded conditions or for modernization in order to properly operate the use and protect valuable property rights.

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.

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~~17. 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~~18. Small family day care homes as defined by Section 19.910.050 (“D” Definitions) of this Code;
- ~~20~~19. 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).

A. 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).

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.

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 <u>30,000</u> <u>sq. ft.</u>	1-acre <u>30,000</u> <u>sq. ft.</u>	1-acre <u>30,000</u> <u>sq. ft.</u>	1-acre <u>30,000</u> <u>sq. ft.</u>	1-acre <u>30,000</u> <u>sq. ft.</u>	1-acre <u>30,000</u> <u>sq. ft.</u>
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~~35 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 ~~40~~15-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~~ Community & Economic Development Director review and approval.
3. ~~35~~25-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.

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.

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~~Accessory Dwelling Units (19.525442) are not permitted on lots with existing duplexes.

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, unless developed as part of a Tiny Home Community as defined in Article X (Definitions), 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 (Usable Open Space Standards: Multi-Family Residential Zones) below:

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

<u>Usable</u> 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.	500 400 sq. ft.	500 400 sq. ft.	500 300 sq. ft.	500 200 sq. ft.
Private <u>Usable</u> 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 100sq. ft./ 50 sq. ft.	120 100 sq. ft./ 50 sq. ft.	120 50 sq. ft./ 50 q. 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~~two of the recreational amenities listed below, or equivalent, ~~as approved by the Planning Commission:~~
 - d. Tot lot with multiple play equipment
 - e. Pool and spa
 - f. Barbeque facility equipped with grill, picnic benches, etc.
 - g. Court facilities (e.g. tennis, volleyball, basketball, etc.)
 - h. Exercise room
 - i. 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:~~
 - j. 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~~ Community & Economic Development Director review and approval.
 - k. Pool and spa

- l. Multi-purpose room equipped with kitchen, defined areas for games, exercises, recreation, entertainment, etc.
 - m. 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~~ Community & Economic Development Director review and approval.
 - n. Court facilities (e.g. tennis, volleyball, basketball, etc.)
 - o. Jogging/walking trails with exercise stations.
 - p. Community garden
 - q. Theater
 - r. Computer Room
 - s. Exercise Room
- 5. Other recreational amenities not listed above, may be considered in lieu of those listed subject to ~~Planning Commission~~ Community & Economic Development Director 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~~ Community & Economic Development Director review and approval.
 - 9. In the R-4 Zone, a maximum of 25 percent of the required common usable 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 (Usable 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 in R-3 zones and 50-square feet in R-4 zone. Such private usable open space shall have no dimension of less than 8-feet in R-3 zones and 5-feet in the R-4 zone. ~~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.

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

~~In any R-3 or R-4 Zone, 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). 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

Article V – PERMITTED USES TABLE

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4c

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																					[Grab your reader’s attention emphasize a key point. To p
	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	Location of Required Standards in the Municipal Code
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

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Exhibit 4c

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Use	Zones																					
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			[Grab your reader’s attention emphasize a key point. To p
	(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	Location of Required Standards in the Municipal Code
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	19.740 - Temporary Use Permit (Temporary Emergency Shelter with Assemblies of People – Non – Entertainment) 19.910 – Definitions See Incidental Use Table for Tiny Homes and Tiny Home Communities See Temporary Use Table for Temporary Emergency Shelter
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

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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	Location of Required Standards in the Municipal Code
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	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	19.910 Definitions	
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	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	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	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	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	

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	Residential 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 Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			[Grab your reader’s attention emphasize a key point. To p
	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	Location of Required Standards in the Municipal Code
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
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	
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	

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	Location of Required Standards in the Municipal Code
Flying Schools	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X		
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		
Gambling (including Card house)	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	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	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		
Heliport or Helistop	X	X	X	X	X	X	X	C	C	C	C	X	X	C	C	C	X	P	C	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	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		
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		
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	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	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	Location of Required Standards in the Municipal Code
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 <u>and Reasonable Accommodations</u>
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: 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	19.850 – Fair Housing <u>and Reasonable Accommodations</u>
	X	X	X	X	X ³	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 ⁴	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

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.

³Legal, 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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P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4c

19.150.020 (A)

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																						Location of Required Standards in the Municipal Code
	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	
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
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
Parolee/Probationer Homes:																						19.350 – Parolee/Probationer Home
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	For parking see Retail Sales – 19.580 19.355 – Pawn Shop
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	5.52 – Massage
Planned Residential Development	PRD	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.780 – Planned Residential Development Permit
Plant Nurseries – Retail	X	X	X	X	MC	MC	X	X	P	P	X	MC	X	X	X	X	X	X	X	X	X	19.360 – Plant Nurseries – Retail 19.505 – Outdoor Display and Sales
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	For parking see Manufacturing – 19.580
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:																						5.28 – Poolrooms 19.370 – Recreational Facilities – Commercial (Billiard Parlors and Pool Halls)
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	

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																						Location of Required Standards in the Municipal Code
	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 – 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	19.375 – Recycling Center – Paper, Glass, Plastic, Aluminum and Other Nonferrous Metals
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	XC	XC	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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	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	Location of Required Standards in the Municipal Code
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 Emergency: (2 to 6 occupants)																						19.205 – Emergency Shelter Overlay Zone (permitted by right) 19.400 – Shelters – Emergency Shelter, Supportive Housing and Transitional and Transitional Housing Development 19.740 - Temporary Use Permit (Temporary Emergency Shelter with Assemblies of People – Non – Entertainment)
Emergency Shelter	X	X	MC	MC	MC	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	
Supportive Housing	X	X	MC	MC	MC	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	
Transitional 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	
2 to 6 occupants	X	X	MC	MC	MC	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	
more than 6 occupants	X	X	C	C	C	X	X	C	C	C	X	X	X	X	X	C	X	X	X	X	X	
Shelters, Homeless – (more than 6 occupants)																						19.400 – Shelters – Emergency Shelter, Supportive Housing and Transitional and Transitional Housing Development
Emergency Shelter	X	X	C	C	C	X	X	C	C	C	X	X	X	X	X	C	X	X	X	X	X	
Supportive Housing	X	X	C	C	C	X	X	C	C	C	X	X	X	X	X	C	X	X	X	X	X	
Transitional 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	
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:																						

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	(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)			Location of Required Standards in the Municipal Code
	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	
Attached	X	X	P	P	P	P ⁵⁶	P ⁶	X	X	X	X	P	X	X	X	X	X	X	X	X	X	Chapter 19.850 – Fair Housing and Reasonable Accommodations
Detached	P	P	P	P	P	P ⁵	XP ⁵	X	X	X	X	P	X	X	X	X	X	X	X	X	X	
Single Room Occupancy (SRO)	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	19.401 – Single Room Occupancies
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
Supportive Housing	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	
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	
Tiny Home Community	X	X	PRD	PRD	PRD	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Transitional Housing	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	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:																						

⁵ Permitted under a Planned Residential Development Permit, Chapter 19.780 One single-family detached dwelling allowed on one legal lot in existence prior to January 1, 2018 subject to the development standards of the R-1-7000 Zone.

⁶ Permitted in the R-3-4000 Zone only Allowed with a Planned Residential Development (PRD) Permit, Chapter 19.780.

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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	Location of Required Standards in the Municipal Code
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
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:																						19.427 – 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	
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:																						19.430 – 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	
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	

* = 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

Article V – PERMITTED USES TABLE

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4c

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																					
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			[Grab your reader’s attention with a emphasize a key point. To place this
	(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	
Wireless Telecommunication Facilities and Related Support Structures	X	X	P/C ⁷	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

⁷ Permitted or conditionally permitted on sites that does not include a residential use.

* = 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 19100.030 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

Article V – INCIDENTAL USES TABLE
19.150.020 (B)

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4d

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	
Accessory Dwelling Unit	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.442 – Accessory Dwelling Unit 19.910 – Definitions
Accessory Living Quarters	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.910 - Definitions
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-Sale ¹	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	

¹See exemptions noted in 19.450 – Alcohol Sales

* = 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.

***= Accessory to an Assemblies of People – Non-Entertainment and shall meet all applicable standards identified in Chapter 19.255.

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

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Article V – INCIDENTAL USES TABLE
19.150.020 (B)

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4d

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	
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
Drive-thru Businesses Incidental to:																						19.475 – Drive-thru Businesses
Restaurants	X	X	X	X	X	X	X	X	C	C	C	X	XC	XC	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	XC	XC	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	XC	XC	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	XC	XC	X	X	X	X	X	X	X	
Other Uses	X	X	X	X	X	X	X	C	C	C	C	X	XC	XC	X	X	X	X	X	X	X	
Dwelling Unit(s) with Assemblies of People – Non-Entertainment***	X	X	C	C	C	C	X	C	C	C	C	C	C	C	X	X	X	X	X	X	X	19.255 Assemblies of People – Non - Entertainment
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)

* = 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.

***= Accessory to an Assemblies of People – Non-Entertainment and shall meet all applicable standards identified in Chapter 19.255.

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)

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4d

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	
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
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
2 or fewer	P	P	P	P	P	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	19.520 – Rental of Rooms
3 or 4	P	P	RRP	RRP	RRP	X	X	X	X	X	X	RRP	X	X	X	X	X	X	X	X	X	19.895 – Room Rental Permit
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
Tiny Home(s) Community***	X	X	C	C	C	C	X	C	C	C	C	C	C	C	X	X	X	X	X	X	X	19.255 – Assemblies of People – Non-Entertainment
Tiny Homes	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.910 - Definitions
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

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

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.

***= Accessory to an Assemblies of People – Non-Entertainment and shall meet all applicable standards identified in Chapter 19.255.

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 – TEMPORARY USES TABLE 19.150.020 (C)

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4e

This table identifies uses that are temporary in nature.

Use	Zones																					Location of Required Standards in the Municipal Code	
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones				
	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	DSP		
Car Show	X	X	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP			
Caretaker Living Quarters – Temporary During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X		19.465 – Caretaker Living Quarters
Christmas Tree and Pumpkin Sales (Seasonal)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		
Circus or Carnival (With or Without Tent)	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X		
Dwelling Unit (Motor Home, RV, Camper, etc.)	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X	TUP	X	X	X	X	X	X	X	X	X		
Entertainment (Trial Basis Only)	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X	X		
Fair, Concert, Exhibit or Similar Uses	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP	TUP	TUP	TUP	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP ¹	X		
Fruit Stand	X	X ²	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	TUPX	X	X	X	X	X	X		
Mobile Medical Units for Humans	X	X	X	X	X	X	X	X	TUP	TUP	TUP	X	TUP	TUP	X	TUP	X	X	X	X	X		
Non-Commercial Tent Meetings	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		
Outdoor Preparation of Food (Temporary)	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	X	TUP	X	X			19.495 – Out Dining and Food Preparation
Outdoor Sales event in Conjunction with a Permanent Land Use (Parking lot sale)	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X			
Outdoor Sales event not in Conjunction with a Permanent Land Use (Parking lot sale)	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X			
Special Events (Running Events, Parades, Block Parties etc.)																							Special Event Permits are administered by the Arts and Cultural Affairs pursuant to 2.28
Subdivision Sales Trailer and/or Office During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X			

¹ All sites having active minor conditional use permits or conditional use permits, Private schools, Assemblies of People, etc.

² For Exceptions, see Chapters 19.100.030 (A) – RA-5 Permitted Uses and 19.150.020 (B) Incidental Uses Table

* = 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 Permitted Uses). If any conflict between this Table and Sections 19.100.030A and 19.100.030 B exists, the provisions of Sections 19.100.030A 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

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 – TEMPORARY USES TABLE19.150.020 (C)

This table identifies uses that are temporary in nature.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	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	DSP	
Temporary Emergency Shelter with Assemblies of People – Non - Entertainment	X	X	TUP	TUP	TUP	TUP	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	19.255 – Assemblies of People – Non-Entertainment 19.740 -Temporary Use Permit 19.910 – Definitions See 19.149 – Airport Land Use Compatibility*
Temporary Holiday Storage Containers	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X		
Vapor Recovery Operations	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		

*=Refer to Chapter 19.149 – Airport Land Use Compatibility, and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.

* = 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 Permitted Uses). If any conflict between this Table and Sections 19.100.030A and 19.100.030 B exists, the provisions of Sections 19.100.030A 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

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 – TEMPORARY USES TABLE 19.150.020 (C)

This table identifies uses that are temporary in nature.

¹All sites having active minor conditional use permits or conditional use permits, Private schools, Assemblies of People, etc.
²For Exceptions, see Chapters 19.100.030 (A) – RA-5 Permitted Uses and 19.150.020 (B) Incidental Uses Table

* = 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 Permitted Uses). If any conflict between this Table and Sections 19.100.030A and 19.100.030 B exists, the provisions of Sections 19.100.030A 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
MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730
X = Prohibited
SP = Site Plan Review Permit, Chapter 19.770

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Exhibit 4f

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.

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.
- B. The site should be located within proximity to transit, job centers and public and community services.

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.

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Exhibit 4f

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.

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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).

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Exhibit 4g

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~~40~~ 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.

19.255.020 Applicability and Permit Requirements.

- A. Assemblies of ~~people~~People - ~~nonNonentertainment~~ ~~Entertainment uses—and~~ Assemblies of People – Non-Entertainment – Storefront, 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 – storefront 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. Assemblies of People – Non - Entertainment – Storefront shall not exceed 4,000 square feet. Any facility larger than 4,000 square feet shall not be considered a “Storefront”.~~
- 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. Dwelling Units are not permitted in any industrial zones, or in conjunction with Assemblies of People – Non - Entertainment – Storefront.~~

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 ~~a~~Asssemblies of ~~p~~People – ~~n~~Non-~~e~~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. Setbacks shall be 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. Additional requirements or special conditions applicable to Dwelling Unit(s) incidental to Assemblies of People – Non - Entertainment.

1. ~~Parking shall be provided in accordance with Chapter 19.545.060 (Parking Standards Incentive). A parking analysis may be provided to justify modifications from those standards. The parking analysis shall identify the parking needs to address the operating hours and characteristics of the operations to provide for adequate parking at all times.~~
2. ~~Maximum height of any Dwelling Units shall be 35 feet.~~
3. ~~A written management, maintenance and security plan shall be provided for review and approval by the Community & Economic Development Director or his/her designee.~~
4. ~~The property owner and/or management shall become an active member of the Riverside Police Department's Crime Free Multi-Housing Program or equivalent program.~~

B.C. Additional requirements for ~~storefront~~ Assemblies of ~~p~~ P ~~People~~ – ~~n~~ N ~~Non~~ – ~~e~~ E ~~Entertainment~~ uses - Storefront.

~~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);~~

~~2.1.~~ Operation and Development Standards:

- a. Facilities shall be limited to ~~use for~~ A ~~Assemblies~~ of ~~p~~ P ~~People~~ – ~~n~~ N ~~Non~~ – E ~~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.

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~~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.~~

19.255.05040 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's 19.730 and 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.~~

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Exhibit 4h

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.

19.400.020 Applicability and Permit Requirements.

A. Except as provided in paragraph B, Emergency shelters, ~~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.

B. The provisions of this Chapter shall not apply to properties in the Emergency Shelter Overlay Zone, where emergency shelters are a permitted use.

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.

19.400.040 Site Location, Operation and Development Standards.

In addition to the standards for emergency shelters set forth in Article V, Base Zones and Related Use and Development Provisions, the following findings shall be made: apply to all emergency shelters, supportive housing, transitional housing and transitional housing development unless otherwise specified here.

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Exhibit 4h

- 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 shelter 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.

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.

19.400.060 Existing Facilities Require a Permit.

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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.

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.

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.

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.

Chapter 19.401

SINGLE ROOM OCCUPANCIES (SRO's)

19.400.010 Purpose.

19.400.020 Applicability and Permit Requirements.

19.400.030 Site Location, Operation and Development Standards.

19.400.010 Purpose.

The purpose is to allow for Single Room Occupancies (SRO's) consistent with State Law, Government Code Section 65583(c)(2) to appropriately regulate SRO's to ensure compatibility with surrounding uses and properties, and to minimize impacts associated with such uses.

19.400.020 Applicability and Permit Requirements.

Single Room Occupancies (SRO's) 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.

19.400.030 Site Location, Operation and Development Standards.

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

- A. To avoid over-concentration of SRO's, there shall be a 300-foot separation requirement as measured from the nearest outside building walls between a proposed SRO and any other SRO.
- B. The design of the facility shall be compatible with character of the surrounding neighborhood and consistent with the Citywide Sign and Design Guidelines.
- C. Parking. On-site parking shall be provided as required for SRO's pursuant to the requirements of Chapter 19.580.
- D. Common Space. A minimum of 10 square feet per unit, or 250 square feet, whichever is greater, shall be provided for interior common space. Dining rooms, meeting rooms, recreational rooms and other similar areas may be considered common areas. Shared bathrms kitchens, storage, laundry facilities and common hallways shall not be considered common areas.
- E. Floor Area. An SRO living unit shall be a minimum of one hundred fifty (150) square feet in floor area and up to a maximum of four hundred (400) square feet in floor area, including bathroom and/or kitchen facilities.
- F. Laundry Facilities. Laundry facilities shall be provided in a separate room at the ratio of one (1) washer and one (1) dryer for every twenty (20) units or fractional number thereof.
- G. Kitchen Facilities. Each unit shall be provided a kitchen sink serviced with hot and cold water with a garbage disposal and a counter top measuring a minimum of 18 inches wide by 24 inches deep. A complete kitchen facility available for residents

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Exhibit 4i

shall be provided on each floor of the structure, if each individual unit is not provided with a minimum of a refrigerator and a microwave oven.

- H. Bathroom Facilities. For each unit, a private toilet shall be provided in an enclosed room having a minimum of 15 square feet in area and a door. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven units or fraction thereof. The shared shower or bathtub facility shall be on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.
- I. Management Plan. The SRO living unit facility shall have a management plan approved by the City.
- J. Crime Free Multi-Housing. The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program or its successor).

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Exhibit 4j

ARTICLE VII: SPECIFIC LAND USE PROVISIONS

Chapter 19. ~~525442~~

SECOND ACCESSORY DWELLING UNITS (ADU)

- 19. ~~525442~~.010 Purpose.**
19. ~~525442~~.020 Applicability and Permit Requirements.
19. ~~525442~~.030 Site Location, Operation and Development Standards.

19. ~~525442~~.010 Purpose.

~~The State of California has declared accessory dwelling units to be a valuable form of housing in California. The City recognizes the importance of livable housing balanced with an attractive living environment for all residents. The availability of accessory dwelling units contributes to local housing, to the community's housing stock, and are considered to be a residential use consistent with the General Plan and Zoning Code. purpose of regulating second dwelling units is required by State law pursuant to The purpose of this Chapter is also to ensure compatibility with 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.~~

19. ~~525442~~.020 Applicability and Permit Requirements.

~~Second Accessory~~ dwelling units, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions including the R-1 and RE zones, subject to the requirements contained in this Chapter.

19. ~~525442~~.030 Site Location, Operation and Development Standards.

An application for an accessory dwelling unit shall demonstrate compliance with all the standards and limitations set forth in this section, to the satisfaction of the Community and Economic Development Director or his/her designee.

A. Lot Size.

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. Lot Coverage.

Maximum lot coverage shall be the same as the underlying zone.

C. Setbacks.

~~Second~~1. New accessory dwelling units are not allowed in the required rear yard setback shall meet the minimum building setback requirements of the underlying zone.

2. An accessory dwelling unit contained within an existing permitted structure shall not be subject to the underlying zone setback requirements, provided that the structure has independent access and side and rear yard setbacks sufficient for fire safety.

D. Number of Dwellings.

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 ~~an~~ second accessory dwelling unit, auxiliary dwelling unit, a guest house, or an accessory living quarters. The ~~second accessory dwelling unit~~ may be established within or connected to the primary dwelling per Table 19.150.020 B (Incidental Use Table).

E. Dwelling Size.

~~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. An accessory dwelling unit shall not exceed 1,200 square feet.~~

F. Height Limitation.

1. ~~For a d~~Detached second accessory dwelling units, ~~the~~ height shall be limited to a single-story, 20-foot-high building.
2. Attached accessory dwelling unit's height shall comply with the underlying zone.

G. Parking.

~~Second~~No additional parking is required for an accessory dwellings unit. ~~shall be required to meet the minimum building setback requirements of the underlying zone.~~

~~— 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.~~

H. Design.

~~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~~ located on the side of the structure facing a public right-of-way, ~~excepting from~~ alleys.

I. Occupancy.

1. One of the two dwellings, either the primary or second accessory dwelling unit, is required to be occupied by the owner of the property.
2. 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 an accessory living quarters or a guest house, and kitchen facilities shall be removed in accordance with this Title.

J. Covenant Required.

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 secondaccessory dwelling unit. This use restriction shall be binding upon any successor in ownership of the property.

~~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).~~

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4k

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.

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.

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.

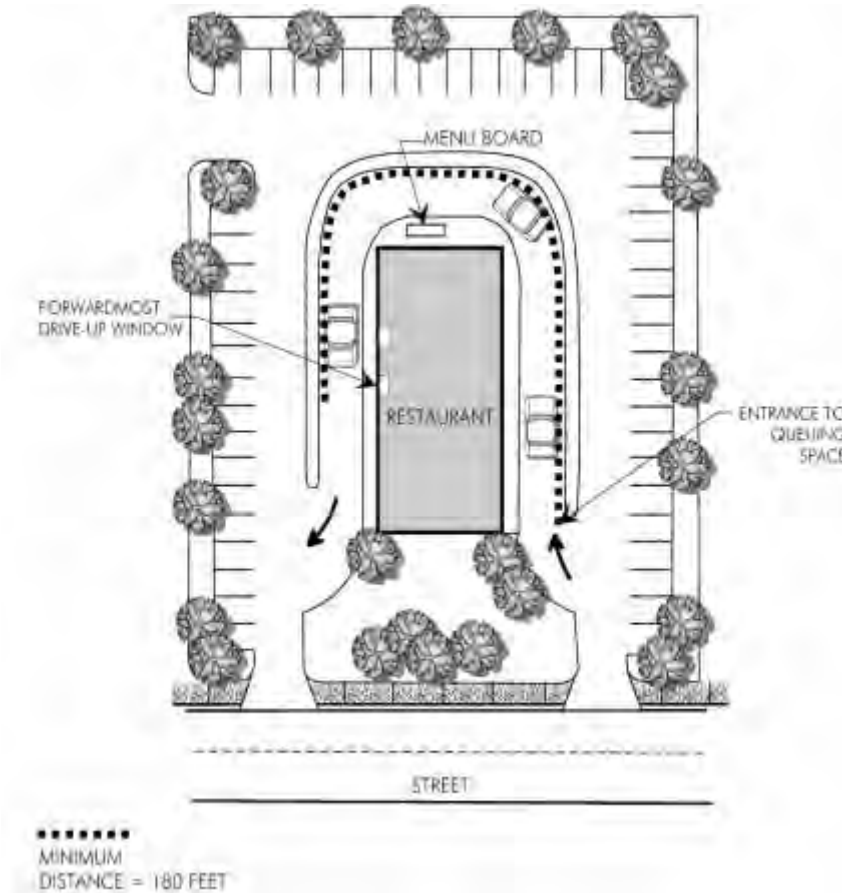
19.475.040 Site Location, Operation and Development Standards.

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,

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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.

F. Additional requirements for a business with drive-thru lane(s) within the MU-U and MU-V Zones:

1. Drive-thru pick-up windows shall not be located on any building elevation facing a street.
2. Drive-thru lanes shall be located at the rear of the building and screened from view from adjacent streets. For corner properties, a combination of walls and other architectural and landscape features, such as arbors, trellises, canopies, and landscape berms may be used to screen the drive-thru lane from one adjacent street.

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.

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.

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.

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.

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:

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1. ~~r~~Repair of any defects in the surface of the parking area, including holes and cracks;
2. ~~r~~Resurfacing, slurry coating, and restriping of a parking area with identical delineation of parking spaces; and
3. ~~r~~Repair or replacement of damaged planters and curbs in the same location and replacement of damaged landscaping as originally approved by the City.

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.

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.

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- 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.

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

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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.

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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⁾ <u>Additional requirements applicable to incidental Dwelling Unit(s) ⁽¹⁷⁾</u>
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⁾

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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 c. <u>Studio Unit</u> d. <u>Accessory Dwelling Unit</u>	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⁾ c. <u>1 space/dwelling unit</u> d. <u>No additional parking is required.</u>
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⁾

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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,	c. 1 space/250 square feet of floor area
Research/Development	d. 1 space/180 square feet of floor area
d. Emergency Medical Service -	e. 1 space/250 sq. ft. of floor area (minimum of
urgent care	5 spaces) ⁽¹³⁾
e. Optometrist office	
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	

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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)

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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, <u>Emergency for Homeless</u> (2 or more)	a. ⁽⁵⁾ b. ⁽⁵⁾ c. ⁽⁵⁾
a. Drop-in b. Emergency (Permanent) c. Transitional	<u>Based upon demonstrated need, provided that the standards do not require more parking than that for other residential or commercial uses within same zone.</u>
Shopping Center - Regional (i.e., in the CRC Zone)	1 space/200 square feet of gross leasable floor area
<u>Single Room Occupancies</u> -	<u>1 space/dwelling unit</u>
Student Housing (including dormitories, fraternities, sororities, etc.)	1.1 spaces/bed ⁽¹⁰⁾
<u>Supportive Housing</u>	<u>Based upon demonstrated need, provided that the standards do not require more parking than that for other residential uses within same zone.</u>
T	
Taxi Company with Vehicle Storage	1 space/taxi plus 1 space/250 square feet of office area
<u>Transitional Housing</u>	<u>Based upon demonstrated need, provided that the standards do not require more parking than that for other residential uses within same zone.</u>

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<i>Tutoring Center</i>	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
Table 19.580.060	
Required Spaces	
Use	Number of Spaces Required
V	
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⁾

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Table 19.580.060	
Required Spaces	
Use	Number of Spaces Required
Table 19.580.060 Notes: <ol style="list-style-type: none"> 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, <u>Studio Unit(s)</u>, or other similar rooms that may be used as bedrooms shall be considered bedrooms. For senior housing projects, 50 percent of the required spaces shall be covered either in a garage or carport. 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. Required parking spaces may be in tandem, and the driveway may be used for the required drop-off and pick-up space. 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. Excluding lath and green houses. Includes barber shops, beauty salons/spas, massage, tanning, tailors, dry cleaning, self-service laundry, travel agencies, electrolysis, acupuncture/acupressure, and tattoo parlors. For the purposes of parking requirements, this category includes antique shops, gun shops, pawn shops, pet stores, and second-hand stores. Additional parking for assembly rooms or stadiums is <u>not</u> required. Parking may be provided on the same or adjoining lot. Parking may be provided on the same lot or within 100 feet of the subject site. Parking may be provided on the same lot or within 150 feet of the subject site. Parking may be provided on the same lot or within 300 feet of the subject site. The pump islands are not counted as parking stalls. A reduction in the number of required parking spaces may be permitted subject to a parking study and a shared parking arrangement. 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. <u>Parking shall be provided in accordance with Chapter 19.545.060 (Parking Standards Incentive). A parking analysis may be provided to justify modifications from those standards. The parking analysis shall identify the parking needs to address the operating hours and characteristics of the operations to provide for adequate parking at all times.</u> 	

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 (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

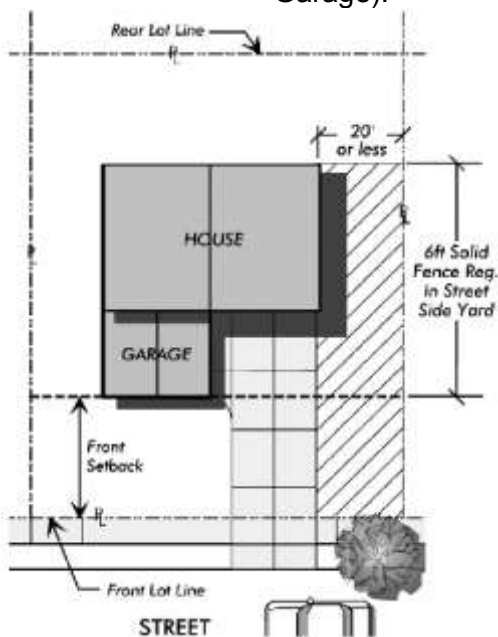
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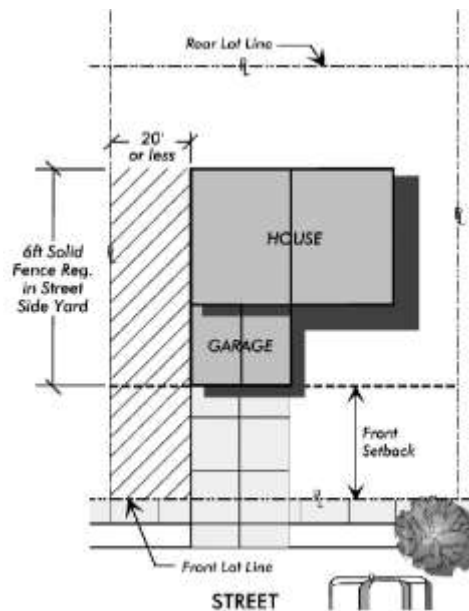
be paved for the parking and maneuvering of vehicles, subject to the development standards contained in Section 19.580.070 A 3 (Permitted Driveway Locations). Hollywood style driveways that are paved wheel tracks meet the requirements of this Section.

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).



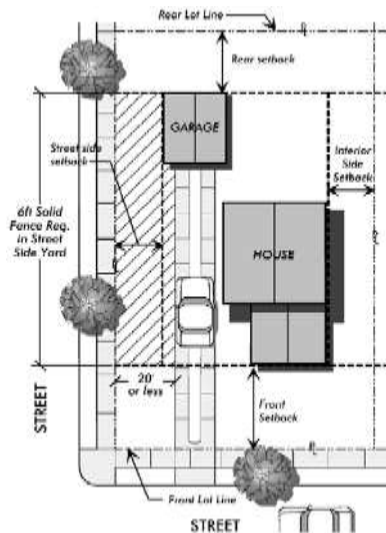
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House with Attached
Garage



19.580.070 A 3 a
House with Attached
Garage

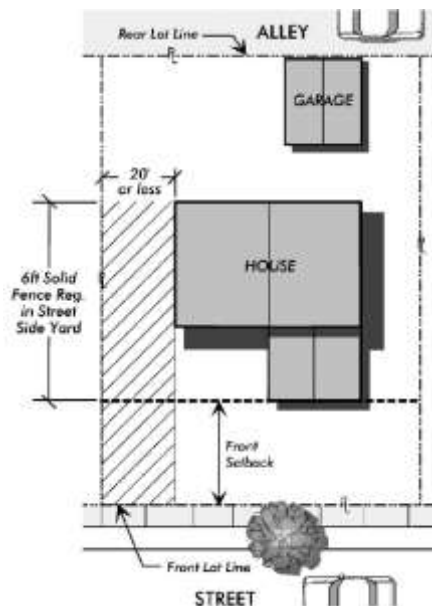
- b. House With Detached Garage, Served by Adjacent Street: The space between the driveway and the nearest side property line, extending as far as the rear of the garage, such space not to exceed 20 feet in width beyond the driveway serving the garage. (See Figure 19.580.070 A 3 b - House with Detached Garage).

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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).

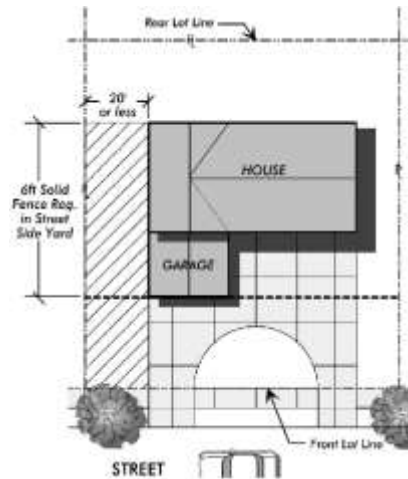


19.580.070 A 3 c
House with Detached Garage
Served by Alley

- 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,

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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

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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

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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.

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- 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.
- e. Tandem Parking: May be provided to satisfy the minimum parking requirement, when assigned to residential dwelling units with two or more bedrooms.

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.

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. Except as provided in Section 19.580.070 B 1 e – (Multiple Family Dwellings).

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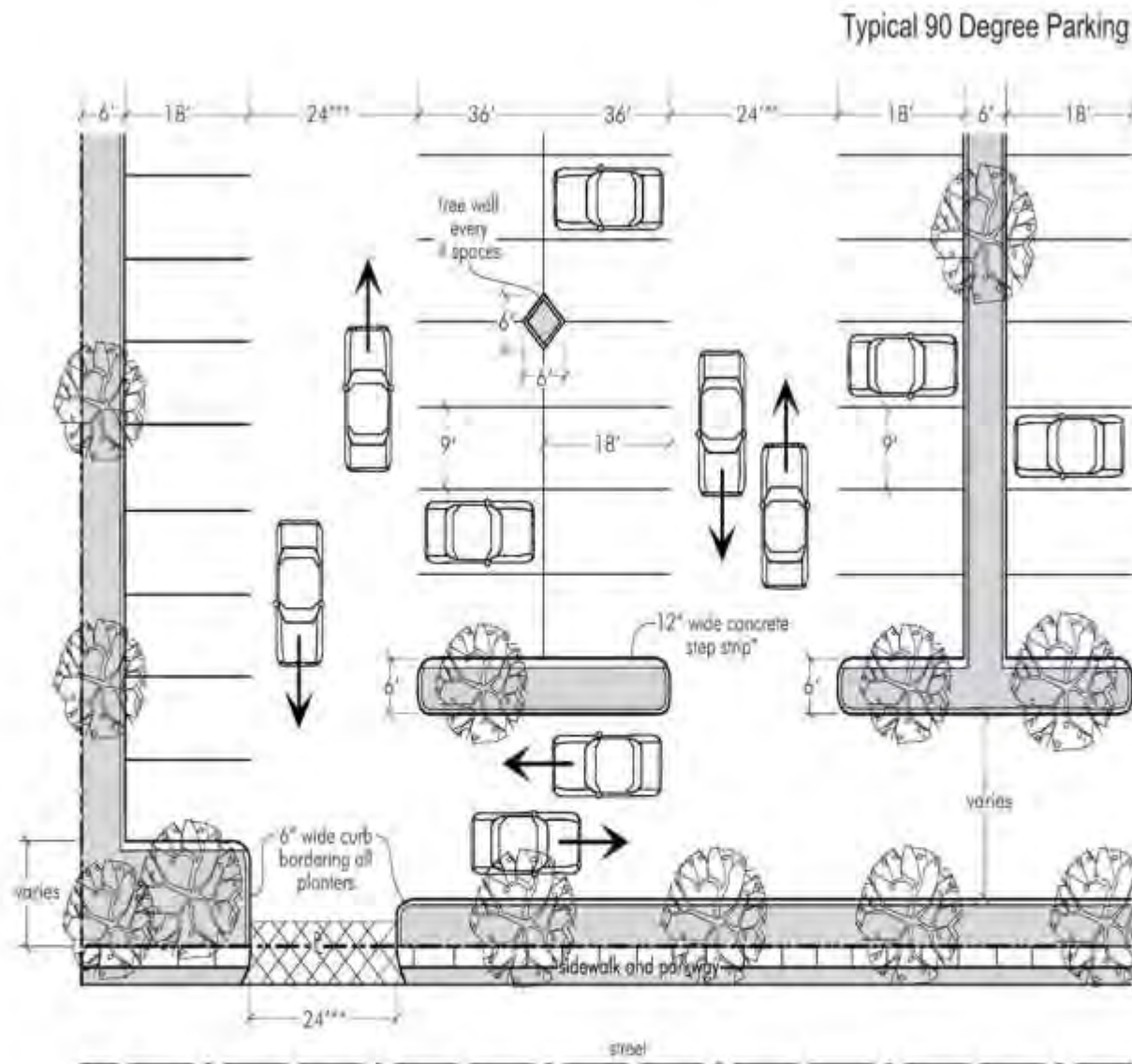
Table 19.580.080 A Off-Street Vehicle Parking Space Dimensions		
Type of Parking Stall	Size of Parking Stall (minimum)	
	Width	Length
Standard	9 ft.	18 ft.

B. Drive Aisle and Driveway Width Dimensions

1. 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



* 12" wide concrete step strip for all planters adjacent to parking stalls

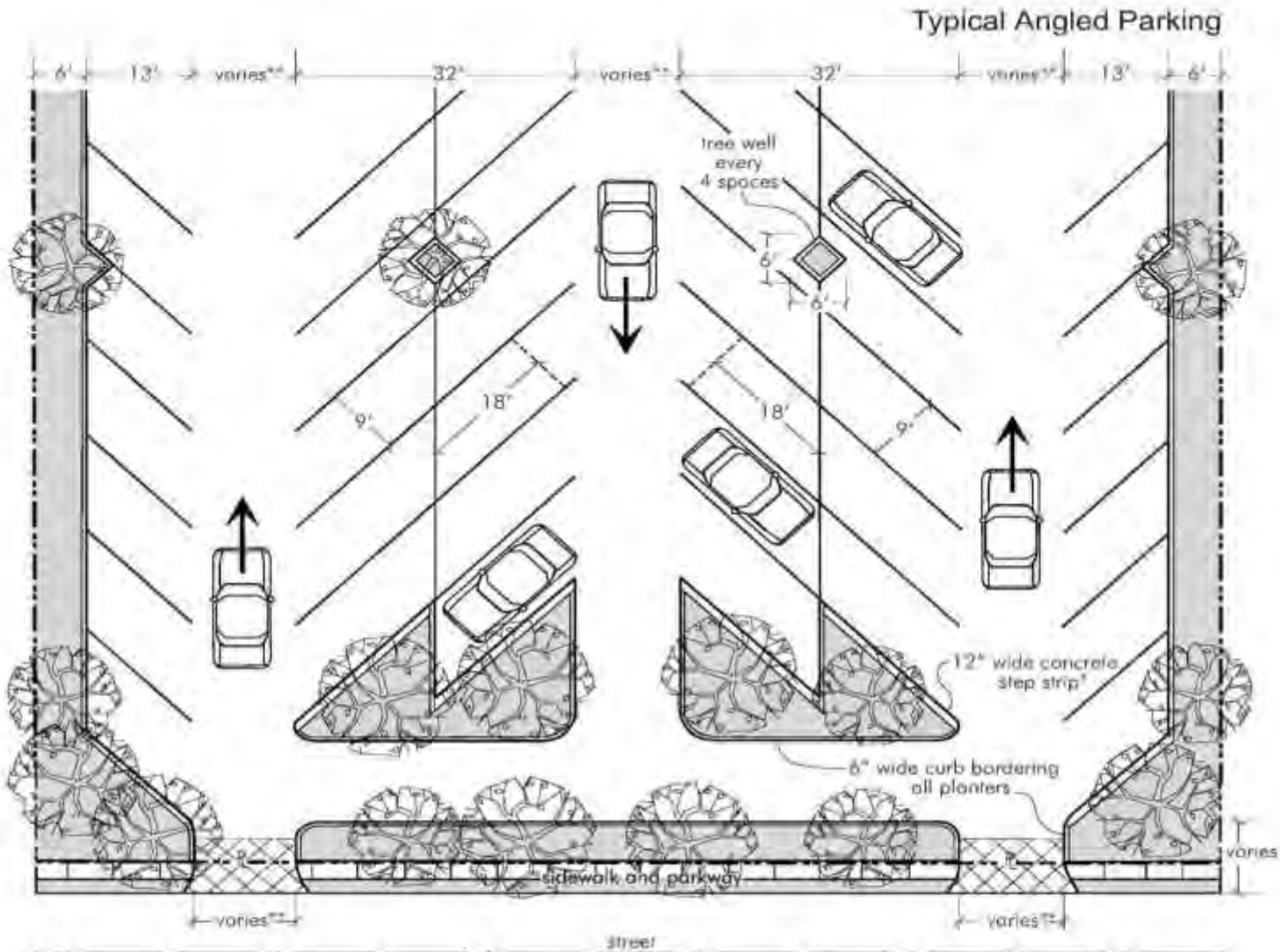
** 28' required for multiple family residential

note: wheel stops to be added where required

landscaping, typical

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Chapter 19.580 – Parking and Loading



* 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

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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 a minimum of 24 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.

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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

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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.

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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).

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.

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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.

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.

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- 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).

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.

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.

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

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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.

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).

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

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- 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).

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).
- D. To facilitate the development of affordable housing throughout the City, consistent with California Government Code Section 65580, an administrative Design Review application for standalone multi-family residential building(s) shall be reviewed by the

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Community and Economic Development Director or his/her designee when the proposed development complies with all of the following criteria:

1. Development standards and regulations of the Riverside Municipal Code, including but not limited to, Title 7 (Noise), 16 (Building & Construction), 17 (Grading), 18 (Subdivision), 19 (Zoning) and 20 (Cultural Resources);
2. Water Quality Management Plan (WQMP) requirements;
3. No other discretionary review is required to approve the development proposal, such as, but not limited to, a variance, rezoning, specific plan amendment or general plan amendment;
4. Is consistent with the County's Airport Land Use Compatibility Plan (ALUCP), when applicable;
5. Mitigation measures of the Final Program Environmental Impact Report (FPEIR) certified for the City's 2014-2021 5th Cycle Housing Element (SCH # 2017041039); and
6. Requirements of a Traffic Operations Assessment (TOA) prepared for and reviewed by the City of Riverside Public Works Department. A TOA is required when a development results in any of the following:
 - a. Generates 100 or more new peak hour vehicle trips;
 - b. Does not conform with the City of Riverside's Access Management Guidelines; or
 - c. Is anticipated to contribute vehicle trips to a roadway or intersection where reported vehicular accidents have occurred three (3) or more times in a 12 month period, or five (5) or more times in a 24-month period, and where the installation of traffic controls could reduce vehicular accidents. A project site located within a 1,000 feet of a roadway or intersection with the accident criteria above is automatically assumed to be a contributor for the purposes of preparing a TOA.

This administrative Design Review process ensures compliance with California Housing Element law. The multi-family housing permitted pursuant to RMC Article V – Permitted Use Table - 19.150.020(A) shall be a “permitted use by right”, as defined by Government Code Section 65583.

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](#)).

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.

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.

Exhibit 4m

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.

19.710.050 Citywide Design Review Guidelines.

All applicable development shall comply with the City Council adopted Citywide Design Guidelines.

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.

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.

19.710.070 Appeals.

- A. Appeals

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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.

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4n

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.

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.

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

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Outdoor Sales Event <u>not</u> 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
<u>Temporary Emergency Shelter</u>	=	=	<u>180</u>	<u>Major</u>
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.

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:

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- 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