

ARTICLE III: NONCONFORMING PROVISIONS

Chapter 19.080

NONCONFORMITIES

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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. Lots, structures and uses not having previously acquired proper permits are illegal and subject to immediate abatement.
- B. It shall be the property owner's responsibility to provide evidence or information to justify the establishment of nonconforming rights.
- C. All decisions and determinations related to nonconforming uses, structures, and lots 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).
- D. 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
 - 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, whenever a nonconforming use has been discontinued for a continuous period of 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 residential use that has been discontinued, may be reestablished subject to the granting of a Nonconforming Status Determination by the Community & Economic Development Director or his/her designee based on the following findings:
 1. The continuation of the nonconforming 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 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 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.

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

19.080.070 Modification or Expansion of Nonconforming Structures or Uses.

19.080.080 Restoration of a Destroyed Nonconforming Structure.

19.080.090 Revocation of Nonconforming Rights.

19.080.100 Loss of Nonconforming Status for Alcoholic Beverage Sales.

19.080.070 Modification or Expansion of Nonconforming Structures or Uses.

A nonconforming structure or use shall not be altered or expanded to increase the degree of nonconformity, except as follows:

A. Expansion of a nonconforming structure with respect to development standards, including but not limited to, setbacks, height, distances between structures and parking facilities, shall be subject to the granting of a variance. 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.

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

1. The expansion of the use will protect a valuable property investment;
 2. The expansion of the 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;
 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. Expansion of a nonconforming residential use is subject to the granting of a minor conditional use permit. To grant a minor conditional use permit, all of the following findings shall be made:
1. The expansion shall not 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.

19.080.080 Restoration of a Destroyed Nonconforming Structure.

- A. Whenever a nonconforming structure 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 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, the structure may be restored subject to the granting of a conditional use permit.
- C. Whenever a nonconforming 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 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 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 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 residential use will protect a valuable property investment.
- 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 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 that sells on-sale or off-sale alcoholic beverages, may not be continued or reestablished 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 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.

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 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. 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.
 - 18. Small family day care homes as defined by Section 19.910.050 (“D” Definitions) of this Code;
 - 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)	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
Lot 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 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 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 Community & Economic Development Director review and approval.
3. 25-foot fully landscaped front yards for R-3 Zones, and 15-foot fully landscaped front yards for the R-4 Zone are required along all arterial streets, 88-feet wide or greater as shown on the Circulation Map of the City's General Plan.
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. Accessory Dwelling Units (19.442) 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. Usable Open Space

- 1. The minimum 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

Usable 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.	400 sq. ft.	400 sq. ft.	300 sq. ft.	200 sq. ft.
Private Usable 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.	100 sq. ft./ 50 sq. ft.	100 sq. ft./ 50 sq. ft.	50 sq. ft./ 50 sq. ft./

2. Development consisting of 20 units or fewer shall provide a large open area (one of the dimensions shall be a minimum of 50-feet).
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 two of the recreational amenities listed below, or equivalent:
 - a. Tot lot with multiple play equipment
 - b. Pool and spa
 - c. Barbeque facility equipped with grill, picnic benches, etc.
 - d. Court facilities (e.g. tennis, volleyball, basketball, etc.)
 - e. Exercise room
 - f. Clubhouse
4. Development consisting of 76 units or more shall provide a large open 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:
 - a. Tot lots with multiple play equipment. The tot lots shall be conveniently located throughout the site. The number of tot lots and their location shall be subject to Community & Economic Development Director review and approval.
 - b. Pool and spa
 - c. Multi-purpose room equipped with kitchen, defined areas for games, exercises, recreation, entertainment, etc.
 - d. Barbeque facilities equipped with multiple grills, picnic benches, etc. The barbecue facilities shall be conveniently located throughout the site. The

number of barbeque facilities and their locations shall be subject to Community & Economic Development Director review and approval.

- e. Court facilities (e.g. tennis, volleyball, basketball, etc.)
 - f. Jogging/walking trails with exercise stations.
 - g. Community garden
 - h. Theater
 - i. Computer Room
 - j. Exercise Room
- 5. Other recreational amenities not listed above, may be considered in lieu of those listed subject to 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 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.

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 the 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.

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 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, or enlargements of an existing building or structure shall require Design Review approval pursuant 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

19.150.020 (A)

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

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

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19.150.020 (A)

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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)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Assemblies of People – Non-Entertainment (e.g., Places of Worship, Fraternal, Service Organizations, Conference Facilities, etc.)	X	X	C	C	C	C	X	C	C	C	C	C	C	C	C	C	X	X	X	X	X	19.255 – Assemblies of People – Non-Entertainment 5.24 – Dance Halls & Public Dances 5.60 – Bingo
Storefront	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	MC	X	X	X	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	
With Drive-thru Lanes (including drive-up ATM's)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	
Bars, Saloons, Cocktail, Lounges & Taverns	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	X	X	X	X	X	X	C	19.450 – Alcohol Sales
Bed and Breakfast Inn	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X	X	X	X	P/MC	19.325 – Historic Residence Used for Retail Business, Office or Bed and Breakfast
In Historic Residence	X	X	MC	MC	MC	MC	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X	X	X	X	P/MC	
Boardinghouse	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.910 Definitions
Boarding of Cats and Dogs/Kennels:																						19.270 – Boarding of Cats and Dogs/Kennels
Outdoor Kennels	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	
Indoor Kennels	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	
Sales	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
Grooming (No overnight/long term boarding)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	MC	X	X	X	X	P	
Brewery:																						19.272 – Breweries, Micro-Breweries, Brewpubs, and Brew-On-Premises
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	19.273 – Building Materials Supply Store (Wholesale with ancillary retail sales)
Building Materials Supply Store (Wholesale with ancillary retail sales)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X	X	
Bus Terminals	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X	C	X	X	X	X	X	19.275 – Bus Terminals
Business Support Services & Facilities (Including Graphic Reproduction, Computer-services, etc.)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	P	P	X	X	P	
Caretaker Living Quarters																						See Incidental Uses Table

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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	
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
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	For incidental sale of alcohol see 19.415 – Alcohol Sales

¹ Commercial 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	
Flying Schools	X	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	X	
Gambling (including Card house)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, 6 or Fewer Occupants)	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	19.315 – Group Housing
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, more than 6 Occupants)	X	X	C	C	C	X	X	C	C	C	C	X	X	X	X	X	X	X	X	X	X	19.315 – Group Housing
Hangars	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	
Heliport or Helistop	X	X	X	X	X	X	X	C	C	C	C	X	X	C	C	C	X	P	C	X	X	19.320 – Heliports and Helistops
Historic Residence Used for Retail Business, Office or Bed and Breakfast																						See Bed and Breakfast Inn, Office and Retail Sales on this table
Home Improvement, Sales and Service (Hardware, Lumber and Building Material Stores) – Retail:																						See Incidental Uses Table for Outdoor Display
Under 20,000 sq. ft.	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
20,000 s.f. or More	X	X	X	X	X	X	X	X	C	P	P	X	X	X	X	X	X	X	X	X	X	
Home Occupations																						See Incidental Uses Table
Hotel, Motel or Hotel/Motel - Long-term Stay	X	X	X	X	X	X	X	X	C	C	C	X	C	C	X	X	X	X	X	X	X	5.32 – Transient Occupancy Tax 9.55 – Limitation on Continuous and Cumulative Occupancy of Transient Hotels and Motels 19.330 – Hotel/Motel, Long-Term Stay
Laboratories – Research	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery Cleaners)	X	X	X	X	X	X	X	X	X	P	X	X	X	X	P	P	P	X	X	X	X	
Live/Work Unit	X	X	X	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	X	X	X	X	X	X	MC	19.335 – Live/Work Units
Lumber Yard and Building Materials – Wholesale	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	P	X	X	X	X	X	See Incidental Uses Table for Outdoor Display

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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 and Reasonable Accommodations 19.100 – Residential Zones 19.340 – Manufactured Dwellings
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	
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:	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 and Reasonable Accommodations
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
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

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

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19.150.020 (A)

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	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Parolee/Probationer Homes: 2 to 6 Occupants	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.350 – Parolee/Probationer Home
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	
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

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	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	19.380 – Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF)
Recycling Facilities:																						19.385 – Recycling Facilities
Indoor Collection Centers	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
Reverse Vending Machines	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
Bulk Reverse Vending Machines	X	X	X	X	X	X	X	X	RCP	RCP	RCP	RCP	RCP	RCP	X	X	X	X	X	X	RCP	
Mobile Recycling Units	X	X	X	X	X	X	X	X	RCP	RCP	RCP	RCP	RCP	RCP	X	X	X	X	X	X	RCP	
Repair Shop –Small Items (Computers, Small Appliances, Jewelry, Etc.) with Incidental Sales	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	X	X	P	
Restaurants (sit down and take-out)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	P	P	X	X	P	6.08 – Regulation of Food Establishments and Food Facilities 6.09 – Regulation of Food Handlers Outdoor Dining – See Incidental Uses Table 19.475 – Drive-Thru Businesses
With Drive-thru Lanes	X	X	X	X	X	X	X	X	C	C	C	X	C	C	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	
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, Emergency:																						19.205 – Emergency Shelter Overlay Zone (permitted by right) 19.400 – Shelters – Emergency 19.740 - Temporary Use Permit (Temporary Emergency Shelter with Assemblies of People – Non – Entertainment)
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	
Shopping Center – Regional:																						
Up to 5 Acres	X	X	X	X	X	X	X	X	P	P	X	X	SP	SP	X	X	X	X	X	X	X	
More than 5 Acres	X	X	X	X	X	X	X	X	SP	SP	SP	X	SP	SP	X	X	X	X	X	X	X	
Showroom	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	X	X	X	
Single-family Dwelling:																						Chapter 19.850 – Fair Housing and Reasonable Accommodations
Attached	X	X	P	P	P	P ⁶	P ³	X	X	X	X	P	X	X	X	X	X	X	X	X	X	
Detached	P	P	P	P	P	P ⁵	P 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

³ Allowed with a Planned Residential Development (PRD) Permit, Chapter 19.780.

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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																						
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	
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	
Tutoring Center:																						
20 students or less	X	X	X	X	X	X	X	P	P	P	P	P	P	P	MC	X	X	X	X	X	MC	
21-40 students	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	C	
40 or more students	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C	X	X	X	X	X	X	
Vehicle Dismantling & Wrecking	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Vehicle Fuel Stations (i.e. Gasoline Stations)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X	X	5.64 – Motor Vehicle Fuel Pricing 19.410 – Vehicle Fuel Stations
Vehicle Impound and Tow Yards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	19.415 – Vehicle Impound Yard
Vehicle Parts and Accessories:																						
Sales Only	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	C	X	X	X	X	X	
Sales and Installation (Indoor only)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	X	X	X	X	X	
Vehicle Repair Facilities – Major (Indoor)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	C	P/MC	P/MC	X	X	X	X	19.420 – Vehicle Repair Facilities
Vehicle Repair Facilities – Major (Outdoor – fully screened)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X	19.420 – Vehicle Repair Facilities

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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:																						
Indoor (less than 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	19.427 – Vehicle Wholesale Business
Outdoor & Indoor (In excess of 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	
Veterinary Services:																						
Clinics and Small Animal Hospitals (short term boarding)	X	X	X	X	X	X	X	X	MC	MC	MC	X	C	C	MC	C	C	X	X	X	MC	19.430 – Veterinary Services
Incidental to a Pet Shop	X	X	X	X	X	X	X	X	P	P	P	X	MC	MC	X	X	X	X	X	X	P	
Warehousing & Wholesale Distribution Centers:																						
400,000 sq. ft. or less	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Greater than 400,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	MC	X	X	X	

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

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones (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)			
	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 ⁴	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

⁴ 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 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 – INCIDENTAL USES TABLE
19.150.020 (B)

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

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	(Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							(Office, Commercial Retail, Commercial General, Commercial Regional Center)				(Neighborhood, Village, Urban)			(Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				(Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Accessory Buildings & Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	19.440 – Accessory Buildings & Structures
Cargo Containers	X	P	P	X	X	X	X	X	X	P	X	X	X	X	P	P	P	P	P	P	X	
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	
Caretaker Living Quarters:																						19.465 – Caretaker Living Quarters
Agricultural	X	C	MC	X	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Industrial Uses & Commercial Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	
Temporary During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	TUP	

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

Article V – INCIDENTAL USES TABLE
19.150.020 (B)

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

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	(Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							(Office, Commercial Retail, Commercial General, Commercial Regional Center)				(Neighborhood, Village, Urban)			(Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				(Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
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	C	C	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	C	C	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	C	C	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	C	C	X	X	X	X	X	X	X	
Other Uses	X	X	X	X	X	X	X	C	C	C	C	X	C	C	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)
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)

* = 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)

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 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
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
Vehicle Repair - Personal	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.910 - Definitions
																						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.

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PRD = Planned Residential Development Permit, Chapter 19.780

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

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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)

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	TUP	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	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	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	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	TUP	X		

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
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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	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	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.

¹ All 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
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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 application shall indicate compliance with the following development standards:

A. Maximum Number of Beds

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

B. On-site Waiting and Client Intake Areas

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

C. On-site Management

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

D. Length of Stay

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

E. Security

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

F. Lighting

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

G. Parking

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

H. Trash Receptacles and Enclosures

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

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).

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 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 – Non-Entertainment and Assemblies of People – Non-Entertainment – Storefront, 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. 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. 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.

- 1. Parking shall be provided in accordance with Chapter 19.580 (Parking and Loading). In determining the adequacy of parking to serve an Assemblies of People – Non-Entertainment use, the Development Review Committee or Planning Commission, as applicable, shall take into account such factors as off-peak hours of operation of the use relative to other uses within the complex. The Development Review Committee or Planning Commission, as applicable, may impose such conditions as necessary on the operating hours and characteristics of the operations to provide for adequate parking at all times.
- 2. 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.

C. Additional requirements for Assemblies of People – Non-Entertainment - Storefront.

1. Operation and Development Standards:
 - a. Facilities shall be limited to Assemblies of People – Non-Entertainment uses (e.g., including worship services, prayer meetings, church socials, Sunday school and incidental office uses). No other activities are permitted including use as a residence, community social and recreational programs or activities;
 - b. Normal operations of the facilities shall be restricted to indoor uses;
 - c. No substantial adverse impacts on adjoining uses will result.

19.255.040 Modifications

Modifications to site location, operation and development standard 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.

Chapter 19.400

SHELTERS – EMERGENCY

- 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 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, 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 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:

- 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, 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 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.

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 bathrooms, 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

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).

ARTICLE VII: SPECIFIC LAND USE PROVISIONS

Chapter 19.442

ACCESSORY DWELLING UNITS (ADU)

19.442.010	Purpose.
19.442.020	Applicability and Permit Requirements.
19.442.030	Site Location, Operation and Development Standards.

19.442.010 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. 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.

19.442.020 Applicability and Permit Requirements.

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.

19.442.030 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 required by the underlying zone.

B. Lot Coverage.

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

C. Setbacks.

1. New Accessory Dwelling Units 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 dwellings permitted on a single lot in any single-family residential zone shall be limited to two that may include, the primary dwelling and either an accessory dwelling unit, or an accessory living quarter. The 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.

An Accessory Dwelling Unit shall not exceed 1,200 square feet.

F. Height Limitation.

1. Detached Accessory Dwelling Unit height shall be limited to a single-story, 20-foot-high building.
2. Attached Accessory Dwelling Unit height shall comply with the underlying zone.

G. Parking.

See Chapter 19.580 Parking and Loading, Table 19.580.060.

H. Design.

No exterior stairways may be located on the side of the structure facing a public right-of-way, except alleys.

I. Occupancy.

1. One of the two dwellings, either the primary or 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 Accessory Dwelling Unit. This use restriction shall be binding upon any successor in ownership of the property.

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.

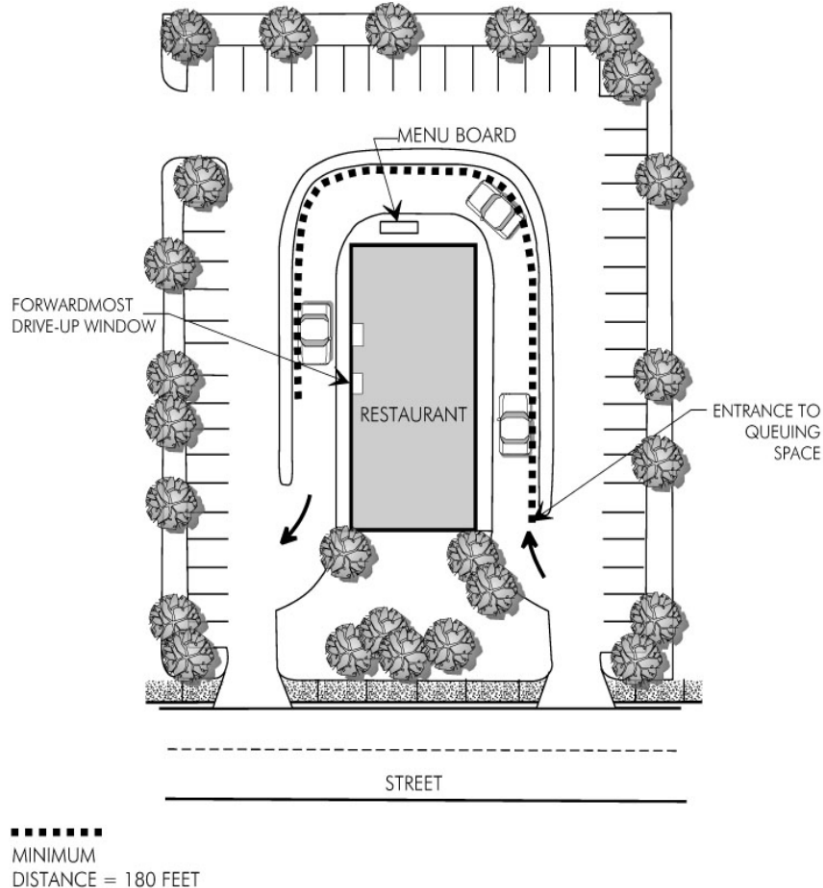
19.475.040 Site Location, Operation and Development Standards.

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,

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.

ARTICLE VIII: SITE PLANNING AND GENERAL DEVELOPMENT PROVISIONS

Chapter 19.545

DENSITY BONUS

19.545.010	Purpose.
19.545.020	Regulations for New Residential Construction.
19.545.030	Regulations for Condominium Conversions.
19.545.040	Regulations for Land Donation.
19.545.050	Incentives, Concessions and In-Lieu Incentives.
19.545.060	Parking Standards Incentive.
19.545.070	Continued Affordability.
19.545.080	Affordable Housing Agreement.
19.545.090	Eligibility Requirements.
19.545.100	Density Bonus Limits.
19.545.110	Management and Monitoring of Affordable Rental Units.
19.545.120	Density Bonus for Childcare Facilities.
19.545.130	Appeals.

19.545.010 Purpose.

The public good is served by the provision of housing that meets the needs of and affordable to all residents of the City.

- A. It is the purpose of this Chapter to provide incentives to developers for the production of housing affordable to lower-income households, moderate-income households and senior citizens.
- B. It is the purpose of this Chapter to implement the goals, objectives, and policies of the Housing Element of the City's General Plan.
- C. It is the purpose of this Chapter to increase the availability of child care facilities in the City.
- D. It is the purpose of this Chapter to implement Sections 65915 through 65918 of the California Government Code.
- E. Nothing in this Chapter is intended to create a mandatory duty on behalf of the City or its employees under the Government Tort Claims Act and no cause of action against the City or its employees is created by this Chapter that would not arise independently of the provisions of this Chapter.

19.545.020 Regulations for New Residential Construction.

- A. Upon written request of an applicant, the City shall grant a density bonus and at least one additional concession or incentive as set forth in Section 19.545.050 (Incentives, Concessions and In-Lieu Incentives), to an applicant or developer of a housing development of at least five units for residential construction as defined in Section 19.545.020 A 1 or 2 or the applicant or developer of a qualified (senior) housing as defined in Section 19.545.020.A.3 who agrees to construct at least one of the following:

1. A minimum of ten percent (10%) of the total units of the housing development as restricted and affordable to low-income households as defined in [Section 50079.5](#) of the Health and Safety Code; or
 2. A minimum of five percent (5%) of the total units of the housing development as restricted and affordable to very low income households as defined in [Section 50105](#) of the Health and Safety Code; or
 3. Any housing development as restricted to qualified (senior) residents as defined in [Section 51.3](#) and [51.12](#) of the Civil Code; or
 4. A minimum of ten percent (10%) of the total dwelling units in a common interest development as defined in [Section 1351](#) of the Civil Code for persons and families of moderate income as defined in [Section 50093](#) of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.
- B. If an applicant exceeds the percentages set forth in Section 19.545.020 A, the applicant shall be entitled to an additional density bonus calculated as follows:
1. For each one percent (1%) increase above the ten percent (10%) of the percentage of units affordable to lower income households, the density bonus shall be increased by one and a half percent (1.5%), up to a maximum of thirty five percent (35%).
 2. For each one percent (1%) increase above the five percent (5%) of the percentage of units affordable to low income households, the density bonus shall be increased by two and half percent (2.5%), up to a maximum of thirty five percent (35%).
 3. For each one percent (1%) increase above the ten percent (10%) of the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent (1%), up to a maximum of thirty-five percent (35%).
- C. The maximum allowable residential yield allowed by the applicable zone for the site shall be multiplied by 0.35. Any resulting decimal fraction shall be rounded to the next larger integer.
- D. If the development does not meet the requirements of paragraphs 1, 2 or 3 of Section 19.545.020 A but the applicant agrees or proposes to construct a development that meets the requirements of paragraph 4 of Section 19.545.020 A, a density bonus of at least ten percent (10%) shall be granted unless the applicant elects a lesser percentage. The number of density bonus units would be determined by the method established in Section 19.545.020 C except the multiplier would be 0.10.
- E. In cases where a density increase of less than thirty-five percent (35%) is requested no reduction will be allowed in the number of target dwelling units required. Target dwelling units is the number of units that will qualify the development for the density bonus as specified in sections 19.545.020 A and B.

- F. In cases where the developer agrees to construct both twenty percent of the total units for low income households and ten percent of the total units for very low income households, the developer is entitled to only one density bonus and at least one additional incentive.
- G. The units made available to lower income households, very low income households and moderate income households must be designed and constructed in the same manner as the market rate units, including but not limited to, the inclusion and use of interior and exterior architectural features, building materials, landscaping materials and construction techniques.
- H. A density bonus housing agreement shall be made a condition of the discretionary permits (e.g., tentative maps, planned residential developments, etc.) for all housing developments that request a density bonus and additional incentives, concessions or in-lieu incentives. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a project development that are designated for the location of target dwelling units.
- I. Any project for which a density bonus is granted under this Chapter is not eligible for an additional density bonus under Chapter 19.780 (Planned Residential Development Permit).

19.545.030 Regulations for Condominium Conversions.

- A. The City shall grant a density bonus, concession or incentives of equivalent financial value, as set forth in Section 19.545.050 (Incentives, Concessions and In-Lieu Incentives), to an applicant or developer proposing to convert apartments to condominiums, and who agrees to provide the following:
 - 1. A minimum of thirty three percent (33%) of the total units of the housing development as restricted and affordable to low-income or moderate-income households; or
 - 2. A minimum of fifteen percent (15%) of the total units of the housing development as restricted and affordable to lower-income households.
- B. An applicant/developer proposing to convert apartments to condominiums shall be ineligible for a density bonus, concession or incentives under this Section if the apartments proposed for conversion constitute a housing development for which a density bonus, concession or incentives were previously provided under this Chapter.
- C. In determining the number of density bonus dwelling units to be granted pursuant to the standards of this Chapter, the number of existing apartment units within the structure or structures proposed for conversion shall be multiplied by 0.35. Any resulting decimal fraction shall be rounded to the next larger integer.
- D. In determining the number of target dwelling units to be reserved pursuant to the standards of this Section, the number of existing apartment units within the structure or structures proposed for conversion shall be multiplied by either 0.33 or 0.15, for low or moderate-income households or lower-income households, respectively. The density bonus shall not be included when determining the number of housing units, that is equal

to thirty three percent (33%) or fifteen percent (15%) of the total units of the housing development. Any resulting decimal fraction shall be rounded to the next larger integer.

- E. In cases where a density increase of less than twenty five percent (25%) is requested, no reduction will be allowed in the number of target dwelling units required.
- F. A density bonus housing agreement shall be made a condition of the discretionary permits (tentative maps, planned unit developments, condominium conversion permits, etc.) for all condominium conversion proposals that request a density bonus, concessions or incentives. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a project development that are designated for the location of target dwelling units.
- G. Nothing in this Chapter shall be construed to require the City to approve a proposal to convert apartments to condominiums.

19.545.040 Regulations for Land Donation.

- A. When an applicant for a tentative subdivision map, parcel map, or other residential development donates land to the City that meets the requirements of this section, the applicant shall be entitled to a fifteen percent (15%) increase above the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan for the entire development.
 - 1. The developable acreage and the zoning classification of the land must be sufficient to permit construction of units in and amount not less than ten percent (10%) of the number of residential units of the proposed development; and
 - 2. The units shall be affordable to very low income households.
- B. For each one percent (1%) increase above the minimum ten percent (10%) land donation, the density bonus shall be increased by one percent (1%), up to a maximum of thirty five percent (35%). This increase shall be in addition to any increase in density mandated by 19.545.020 A (Regulations for New Residential Construction), the density bonus up to a maximum combined mandated density increase of thirty five percent (35%), if an applicant seeks both the increase required pursuant to this subdivision and 19.545.020 (Regulations for New Residential Construction).
- C. All density calculations resulting in fractional units shall be rounded up to the next whole number.
- D. Nothing in this Section shall be construed to enlarge or diminish the authority of the City to require a developer to donate land as a condition of development.
- E. An applicant shall be eligible for increased density bonus described in Section 19.545.020 B (Regulations for New Residential Construction), if all of if the following conditions are met:
 - 1. The land is donated and transferred no later than the date of approval of the final subdivision map, parcel map, or residential development application to the City or to a housing developer approved by the City and by this time the transferred land

shall have all permits and approvals, other than building permits, necessary for the development of the very low income housing, with the exception of any design review that would be allowed pursuant to Government Code [Section 65583.2\(l\)](#), as the same may be amended from time to time, if the design has not been reviewed prior to the time of transfer;

2. The Zoning classification and General Plan designation of the land being transferred is appropriate for affordable housing and the land is or will be served by adequate public facilities and infrastructure;
3. The transferred land is at least one acre in size or of sufficient size to permit development of at least forty (40) units;
4. There must be appropriate zoning and development standards to make the development of the affordable units feasible; and
5. The transferred land is within the boundary of the proposed development. The applicant may submit a written request to the City to allow the transferred land to be located within one-quarter mile of the boundary of the proposed development.

19.545.050 Incentives, Concessions and In-Lieu Incentives.

- A. The applicant for a project meeting the requirements of Section 19.545.020.A, may request as part of a development application specific incentive(s) or concession(s) and the City shall grant the requested incentive(s) or concession(s) unless the City makes a written finding, based on substantial evidence, of either of the following:
 1. The incentive or concession is not required in order to provide for affordable housing costs, as defined in [Section 50052.5](#) of the Health and Safety Code, or for rents for targeted units as specified in [Section 65915 \(c\)](#) of the State Government Code.
 2. The incentive or concession would have a specific adverse impact as defined in paragraph (2) of subdivision (d) of [Section 65589.5](#) of the Government Code, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
- B. The applicant shall receive the following number of incentives or concessions listed in 19.545.050 C:
 1. One incentive or concession for projects that include at least ten percent (10%) of the total units for lower income households, at least five percent (5%) for very low income households, or at least ten percent (10%) for persons and families of moderate income in a common interest development.

2. Two incentives or concessions for projects that include at least twenty percent (20%) of the total units for lower income households, at least ten percent (10%) for very low income households, or at least twenty percent (20%) for persons and families of moderate income in a common interest development.
 3. Three incentives or concessions for projects that include at least thirty percent (30%) of the total units for lower income households, at least fifteen percent (15%) for very low income households, or at least thirty percent (30%) for persons and families of moderate income in a common interest development.
- C. Incentives or in-lieu incentives may include, but are not limited to, the following:
1. A reduction in site development standards or a modification of Zoning Code requirements or architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission as provided in [Part 2.5 \(commencing with Section 18901\) of Division 13 of the Health and Safety Code](#), including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicle parking spaces that would otherwise be required (see Section 19.545.060 (Parking Standards Incentives)) that results in identifiable, financially sufficient and actual cost reductions.
 2. Approval of Mixed Use Zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
 3. Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable cost reductions;
 4. Direct financial aid including, but not limited to community development block grant funding, or subsidizing infrastructure, land cost or construction costs or other incentives of equivalent financial value based upon the land costs per dwelling unit.
- D. The value of each incentive will vary from project to project, therefore, additional incentives or in-lieu incentives shall be determined on a case-by-case basis.
- E. For the purpose of the Chapter, “development standard” Includes site or construction conditions that apply to a residential development pursuant to any ordinance, general plan element, specific plan, charter amendment or other local condition, law policy, resolution, or regulation.
- F. Consistent with Government Code [Section 65915 \(i\)](#), the granting of a concession or incentive shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval. This provision is declaratory of existing law.

- G. The provisions set forth in this Chapter provide a process through which the City may implement the density bonus and other incentives provisions of Government Code section 65915, as amended. However, neither those provisions nor any other provision of this Code are intended to require the City to grant any bonus or incentive in addition to those which may be required by Government Code section 65915, as amended. Unless other discretionary entitlement is required by this Chapter for a proposed development, including, but not limited to, a conditional use permit, variance, site plan review or modifications, every bonus and incentive shall be approved by resolution of the City Council after review by the Planning Commission.

19.545.060 Parking Standards Incentive.

- A. Upon request of the applicant, the following parking standards may apply, inclusive of handicapped and guest parking, to an entire housing development that meets standards of Section 19.545.020 A (Regulations for New Residential Construction):
1. One onsite parking space for up to one bedroom;
 2. Two onsite parking spaces for up to three bedrooms; and
 3. Two and one-half parking spaces for more than three bedrooms.
- B. All parking calculations for the development resulting in a fraction shall be rounded up to the next whole number.
- C. Parking may be provided by tandem parking or uncovered parking, but not by on street parking.
- D. Any applicant may request additional parking incentives or concessions beyond those provided in this section pursuant to 19.545.020 (Regulations for New Residential Construction).

19.545.070 Continued Affordability.

- A. An applicant shall agree to, and the City shall ensure, continued affordability of all lower income density bonus units for 30 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.
1. Those rental units targeted for lower income households shall be affordable at a rent that does not exceed thirty percent (30%) of sixty percent (60%) of area median income.
 2. Those rental units targeted for very low income households shall be affordable at a rent that does not exceed thirty percent (30%) of fifty percent (50%) of area median income.
 3. Ownership units shall be made available only to households whose income does not exceed the limits for the targeted households for the duration of the affordable housing agreement.

- B. An applicant shall agree to, and the City shall ensure, that the initial occupant of the moderate-income units that are directly related to the receipt of the density bonus in a common interest development are persons and families of moderate income.
 - 1. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the sellers proportionate share of appreciation. The City shall recapture its proportionate share of appreciation, which shall then be used within three years for any purpose described in [Section 33334.2 \(e\)](#) of the Health and Safety Code that promote home ownership. The City's share shall be equal to the percentage by which the initial sales price to the moderate-income household was less than the fair market value of the home at the time of initial sale.
 - 2. If there is any direct financial contribution from the City through participation in the cost of infrastructure, write-down of land costs, or subsidizing the cost of construction, the City may limit the amount of the unit upon resale for a period of 45 years for single-family residential units and 55 years for multi-family residential units.
- C. Affordability shall be ensured by requiring the applicant to enter into an affordable housing agreement that shall be approved by the City Attorney's office, shall be recorded and run with the land.
- D. These requirements shall apply to land transferred pursuant to 19.545.040 (Regulations for Land Donation) and to any very low income units built on such land; the thirty (30) year period shall commence from the date that the final certificate is issued.

19.545.080 Affordable Housing Agreement.

- A. Applicants requesting a density bonus and/or incentive, shall agree to enter into an Affordable Housing Agreement with the City. The terms of the draft agreement shall be reviewed and revised as appropriate by the Community & Economic Development Director or his/her designee, who shall formulate a recommendation to the City Council for final approval.
- B. An applicant shall agree to continued affordability of all low- income, very low- income and senior citizen housing developments with density bonus units for at least thirty (30) years. An applicant shall agree to continued affordability of the moderate- income units that are directly related to the receipt of the density bonus for at least ten (10) years if the housing is in a common interest development.
- C. The Affordable Housing Agreement shall include at least the following:
 - 1. The total number of units approved for the Housing Development, including the number of affordable units.
 - 2. A description of the household income group to be accommodated by the Housing Development and the standards for determining the corresponding affordable rent or affordable sales price and housings cost.
 - 3. The location, unit sizes (square feet), and number of bedrooms of the affordable units.

4. Tenure of use restrictions for affordable units of at least ten (10) or thirty (30) years, as applicable to the affordability component of the specific housing development.
5. A schedule for completion and occupancy of the affordable units.
6. A description of the development incentive(s) or equivalent financial incentives being provided by the City.
7. A description of remedies for breach of the agreement by either party (the City may identify tenants or qualified purchasers as third party beneficiaries under the agreement).
8. A recorded covenant for the affordable housing project shall be drafted to provide for liquidated damages to be paid to the City should a breach of the terms of the agreement occur. The amount of the liquidated damages shall be determined by the City of Riverside.
9. Other provisions to ensure implementation and compliance with this Chapter.
 - a. In the case of for-sale housing developments, the Affordable Housing Agreement shall provide for the following conditions governing the initial sale and use of affordable units during the applicable use restriction period:
 - (1) Affordable units shall, upon initial sale, be sold to eligible very-low or low- income households at an affordable sales price and housing cost, or to qualified residents.
 - (2) Affordable units shall be initially owner-occupied by eligible very-low or low-income households, or by qualified residents.
 - (3) The initial purchaser of each affordable unit shall execute an instrument or agreement approved by the City restricting the sale of the affordable unit in accordance with this Ordinance during the applicable use restriction period. Such instrument or agreement shall be recorded against the parcel containing the affordable unit and shall contain such provisions as the City may require to ensure continued compliance with this Ordinance and the State Density Bonus Law. An applicant shall also comply with any adopted monitoring policies and procedures.
 - b. In the case of rental housing development, the Affordable Housing Agreement shall provide for the following conditions governing the use of affordable units during the use restriction period:
 - (1) The rules and procedures for qualifying tenants, establishing affordable rent, filing vacancies, and maintaining affordable units for qualified tenants;

- (2) Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this Chapter;
- (3) Provisions requiring the property owner to submit an annual report to the City, that includes the name, address, and income of each person occupying affordable units, and that identifies the bedroom size and monthly rent or cost of each affordable unit.

19.545.090 Eligibility Requirements.

Only households meeting the standards for lower-income households (low and very low), moderate-income households, and qualified (senior) residents as defined in Section 19.545.020 A (Regulations for New Residential Construction) shall be eligible to occupy target dwelling units.

19.545.100 Density Bonus Limits.

Nothing in this Section shall be construed to prohibit the City from granting a density bonus greater than what is described in this section for a development that meets the requirements of this Section or from granting a proportionately lower density bonus than what is required by this Section for developments that do not meet the requirements of this Section.

19.545.110 Management and Monitoring of Affordable Rental Units.

Rental target dwelling units shall be managed/operated by the developer or his or her agent. Each developer of rental target dwelling units shall submit an annual report to the City identifying which units are target dwelling units, the monthly rent, vacancy information for each target rental dwelling unit for the prior year, monthly income for tenants of each target rental dwelling unit throughout the prior year, and other information as required by the City, while ensuring the privacy of the tenant.

19.545.120 Density Bonus for Childcare Facilities.

- A. When an applicant proposes to construct a housing development that conforms to the requirements of this Chapter and includes a childcare facility that will be located on the premises of, as part of, or adjacent to, the project, the City shall grant either of the following:
 1. An additional density bonus that is an amount of square feet of residential space that is equal to the amount of square feet in the childcare facility; or
 2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.
- B. The City shall require as a condition of approving the childcare facility that the following occur:
 1. The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable.
 2. Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall

equal a percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income.

- C. Notwithstanding any requirement of this subdivision, the City shall not be required to provide a density bonus or concession for a childcare facility if it finds, based upon substantial evidence, that the community has adequate childcare facilities.
- D. "Childcare facility," as used in this Section, means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended daycare facilities, and school age child care centers.

19.545.130 Appeals.

Any appeal relating to density bonuses, incentives, concessions, or waivers/modifications of development standards shall be governed by Chapter 19.680 (Appeals).

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:
 - 1. Repair of any defects in the surface of the parking area, including holes and cracks;

2. Resurfacing, slurry coating, and restriping of a parking area with identical delineation of parking spaces; and
3. Repair or replacement of damaged planters and curbs in the same location and replacement of damaged landscaping as originally approved by the City.

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.
- 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 operation and individual parking requirements. The analysis shall provide adequate justification for granting the credit.
2. A covenant shall be recorded on the property limiting the mix of uses to those identified in the original parking analysis, including a mix with similar operating characteristics.

D. Required Spaces

Table 19.580.060 (Required Spaces) below sets forth minimum off-street parking requirements for number of spaces. Except as otherwise specifically stated, the following rules apply to this table.

1. "Square feet" (sq. ft.) means "gross square feet" and refers to total building gross floor area unless otherwise specified, not including areas used for off-street parking or loading spaces.
2. Where parking spaces are required based on a per-employee ratio, this shall mean the total number of employees on the largest working shift.
3. Where the number of seats is listed to determine required parking, seats shall be construed to be fixed seats. Where fixed seats provided are either benches or bleachers, each 24 linear inches of the bench or bleacher shall be considered a seat.

4. When the calculation of the required number of off-street parking spaces results in a fraction of a space, the total number of spaces shall be rounded up to the nearest whole number.
5. In addition to the requirements in Table 19.580.060 (Required Spaces), spaces shall be provided for trucks and other vehicles used in the business, of a number and size adequate to accommodate the maximum number of types of trucks and/or vehicles to be parked on the site at any one time.
6. Where maximum distance is specified from the lot, the distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building or area that such facility is required to serve.
7. Unless otherwise stated, the required parking shall be located on the same lot or within the same complex as the use.

Table 19.580.060**Required Spaces**

Use	Number of Spaces Required
A	
Ambulance Service	1 space/ambulance plus 1 space/250 square feet of office area
Animal Keeping: a. Kennel (Dogs and Cats) b. Horse Stable - Commercial	a. 1 space/250 square feet of floor area b. 1 space/employee plus 1 space/5stalls
Appliance sales or repair (household)	1 space/500 square feet of floor area ⁽¹³⁾
Assemblies of People - Entertainment and Non Entertainment ⁽¹⁵⁾ (Includes places of worship, fraternal service organizations, indoor theater, stadiums, auditoriums, auction houses, community centers, clubs or meeting halls)	1 space/4 fixed seats or 1 space/30 square feet of floor area in the main assembly area for non-fixed seats. ⁽¹³⁾ Additional requirements applicable to incidental Dwelling Unit(s) ⁽¹⁷⁾
Arcades and Internet Cyber Cafes	1 space/250 square feet of floor area ⁽¹³⁾
Assisted Living	0.5 spaces/bed
B	
Banks and Financial Service a. Automated teller situated as part of a bank or financial institution, located indoor or outdoor b. Automated teller separate from a bank or financial institution, located outdoor c. Drive through automated teller or indoor automated teller associated with a retail use.	1 space/180 square feet ⁽¹³⁾ a. No spaces required. b. 2 spaces for the first teller station and 1 space per each additional teller station, all located on the same lot or within 100 feet of the teller station. ⁽¹¹⁾ c. No spaces required.
Bars, Saloons, Cocktail, Lounges and Taverns	1 space/100 square feet of floor area ⁽¹²⁾
Bed and Breakfast Inn	1 space/ guest room ⁽¹⁶⁾
Boardinghouse	1 space/ guest room ⁽¹²⁾
Bus Terminal	⁽⁵⁾
Business Support Services (Including graphic reproduction, computer services, etc.)	1 space/250 square feet of floor area ⁽¹³⁾

Table 19.580.060**Required Spaces**

Use	Number of Spaces Required
C	
Caretaker Living Quarters	1 space/dwelling unit
Catering Establishment	1 space/employee plus 1 space/500 square feet of floor area ⁽¹³⁾
Cemeteries, Mortuaries, Funeral Chapels and ancillary uses a. With indoor facilities b. Outdoor only	a. See “Assemblies of People” for parking requirements b. ⁽⁵⁾
Commercial Storage (mini-warehouse, self-storage facilities)	1 space/ 250 square feet of office area plus 1 space for a resident manager or caretaker ⁽¹⁰⁾
Outdoor Storage Yard	The greater of: 1 space/4,000 square feet net lot area or 1 space/250 square feet of office space or 1 space/500 square feet of enclosed storage
D	
Day Care Facilities (more than six people): a. Children (day care centers, preschools, infant centers) b. Adult (not in a group home)	1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons at facility capacity ⁽¹⁰⁾
Drug Store/Pharmacy	1 space/250 square feet of floor area ⁽¹³⁾
Dwelling: a. Single-family dwelling b. Multiple-family dwelling c. Studio Unit d. Accessory Dwelling Unit	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. 1 space/dwelling unit d. 1 space in addition to spaces required for the primary dwelling. ⁽¹⁸⁾⁽¹⁹⁾⁽²⁰⁾⁽²¹⁾
E	
Equipment Sales/ Construction: a. Small - Rental and Repair b. Large - Rental and Repair	a. 1 space/500 square feet of office or retail area b. 1 space/500 square feet of office area and 2 spaces/ repair bay, in addition to the service bays
F	
Family Day Care Homes: a. Small Family Day Care Home b. Large Family Day Care Home	a. No requirement beyond standard single-family use b. 1 space for the single-family dwelling plus 1 space/employee not residing in the home and a drop-off/ pick-up space ⁽⁴⁾

Table 19.580.060**Required Spaces**

Use	Number of Spaces Required
Farmers Market - Certified	(5)
Food and Beverage Sales	See "Retail Sales" for parking requirements
Furniture Stores	1 space/500 square feet of floor area ⁽¹³⁾
G	
Group Housing:	
a. 6 or fewer residents	a. 1 enclosed space/dwelling unit
b. more than 6 residents	b. (5)
H	
Heliport	10 spaces plus 1 space/2 seats on largest helicopter accommodated on the site ⁽¹³⁾
Helistop	5 spaces ⁽¹³⁾
Home Improvement Sales and Service	1 space/250 square feet
a. With outdoor storage/display area	a. 1 space/1000 square feet storage/outdoor display area
Home Improvement Boutique/Showroom and Related Installation Facilities	1 space/500 square feet of floor area
Hotel	1 space/guest room ⁽¹⁰⁾
L	
Laundry, Commercial	1 space/350 square feet of floor area
Lumber Yard and Building Materials - With or Without Outdoor Storage	1 space/350 square feet of office area plus 1 space/1000 square feet storage/outdoor display area
M	
Manufacturing (industrial zones) ⁽³⁾	1 space/350 square feet of floor area ⁽¹³⁾
Medical Services:	
a. Hospital	a. 1 space/bed ⁽¹²⁾
b. Medical/Dental Office	b. 1 space/180 square feet of floor area ⁽¹³⁾
c. Laboratory, Research/Development	c. 1 space/250 square feet of floor area
d. Emergency Medical Service - urgent care	d. 1 space/180 square feet of floor area
e. Optometrist office	e. 1 space/250 sq. ft. of floor area (minimum of 5 spaces) ⁽¹³⁾
Mobile Home Park	1 space/mobile home site plus 1 off-street guest space/5 mobile home sites
Model Homes	2 spaces/model home
Motel	1 space/sleeping or living unit ⁽¹⁰⁾
O	

Table 19.580.060

Required Spaces

Use	Number of Spaces Required
Offices - Business and Professional	1 space/250 square feet of office area ⁽¹³⁾
Offices - Public or Private Utility Office with Payment Center	1 space /180 square feet of office area ⁽¹³⁾
Outdoor sales , display or storage	5 spaces plus 1 space/250 square feet of office area
P	
Plant Nursery ⁽⁶⁾	5 spaces plus 1 space/250 square feet of building area
Personal Service ⁽⁷⁾	1 space/250 square feet of floor area ⁽¹³⁾
Public Uses (Public utility and services facilities)	⁽⁵⁾
R	
Rail Transit Station	⁽⁵⁾
Recreational Facilities - Commercial:	
a. Billiard Parlor and Pool Halls	a. 1 space/250 square feet
b. Bowling Alleys	b. 5 spaces/bowling lane ⁽¹²⁾
c. Skate Facility (indoor/outdoor)	c. 1 space/100 square feet of floor area
d. Amusement Parks	d. ⁽⁵⁾
e. Golf Courses and Driving Ranges	e. 5 spaces/hole, 1.5 spaces/tee on the driving range plus additional spaces required for ancillary uses per the provisions of the Zoning Code.
f. Health/Fitness Club ⁽¹⁵⁾	f. 1 space/150 square feet of floor area
g. Swimming Pool	g. ⁽⁵⁾
h. Specialty Non-Degree (Dance and Martial Arts)	h. ⁽⁵⁾
i. Other indoor and outdoor facilities	i. ⁽⁵⁾
Recycling Centers:	
a. Paper, glass plastic, aluminum and nonferrous metals	a. 1 space/employee plus 1 space/1,000 square feet of floor area
b. Solid Waste Transfer Stations and Material Recovery Facilities	b. 1 space/employee
Recycling Facilities:	
a. Indoor Collection Center	a. ⁽⁵⁾
b. Reverse Vending Machine	b. No additional parking is required
c. Reverse Vending Machine - Bulk Type	c. ⁽⁵⁾
d. Mobile Recycling Unit	d. 1 space/attendant (if applicable)

Table 19.580.060	
Required Spaces	
Use	Number of Spaces Required
Restaurant (sit-down, drive-through, fast food, take-out, café, cafeteria, excluding any outdoor dining area)	1 space/100 square feet of floor area ⁽¹²⁾
Retail Sales (uses not located in a regional shopping center - i.e., in the CRC Zone) ⁽⁸⁾	1 space/250 square feet of floor area ⁽¹³⁾
S	
Schools:	
a. College, Community College, University, and Professional	a. ⁽⁵⁾
b. Elementary or Secondary (Junior High)	b. 2 space/classroom plus 2 bus loading spaces
c. High School	c. 7 spaces/classroom plus 3 bus loading spaces
d. Vocational and Technical	d. 0.75 spaces/employee plus 0.75 spaces/student at maximum enrollment ⁽⁹⁾ ⁽¹³⁾
Senior Housing	1.1 spaces/unit ⁽²⁾
Shelters, Emergency	Based upon demonstrated need, provided that the standards do not require more parking than that for other residential or commercial uses within same zone.
Shopping Center - Regional (i.e., in the CRC Zone)	1 space/200 square feet of gross leasable floor area
Single Room Occupancies	1 space/dwelling unit
Student Housing (including dormitories, fraternities, sororities, etc.)	1.1 spaces/bed ⁽¹⁰⁾
Supportive Housing	Based upon demonstrated need, provided that the standards do not require more parking than that for other residential uses within same zone.
T	
Taxi Company with Vehicle Storage	1 space/taxi plus 1 space/250 square feet of office area
Transitional Housing	Based upon demonstrated need, provided that the standards do not require more parking than that for other residential uses within same zone.
Tutoring Center	1 space per each faculty/staff; 1 space/2 students, for students 16 years old or older; and, 1 space/10 students, for students under 16 years old
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⁾

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, Studio Unit(s), 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. 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. Parking for accessory dwelling units may be provided as tandem parking on an existing driveway. Offstreet parking shall be permitted in setback areas in locations determined by the City or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the jurisdiction. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, replacement spaces as required, may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts. Parking standards shall not apply for accessory dwelling units in any of the following instances: <ol style="list-style-type: none"> The accessory dwelling unit is located within one-half mile of public transit. The accessory dwelling unit is located within an architecturally and historically significant historic district. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. 	

19.580.070 Off Street Parking Location and Type Requirements.

A. Single Family Dwellings

1. Required Number and Type of Spaces

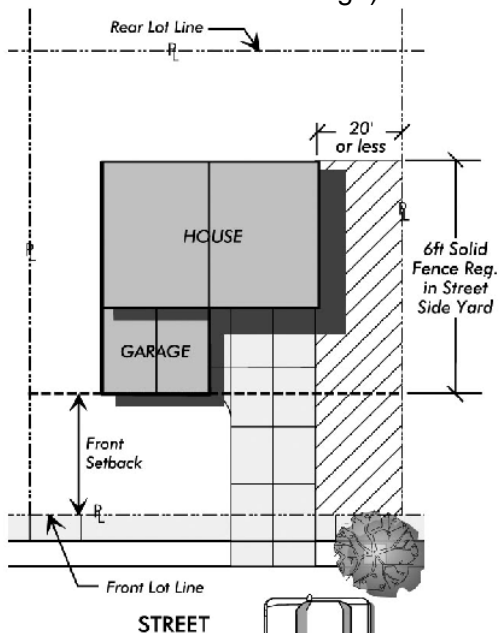
See Table 19.580.060 (Required Spaces) Dwelling-Single Family.

2. Parking Location in the Front and Side Yard Areas

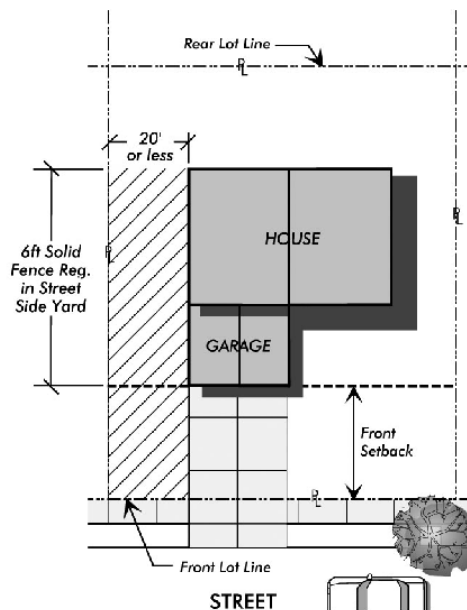
Parking and maneuvering in front yard areas of single-family residential zones for all vehicles, except recreational vehicles, that are regulated by Section 19.580.070 A (Recreational Vehicle Parking in Residential Zones), shall be limited to the space within a carport or garage plus a paved driveway 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 be paved for the parking and maneuvering of vehicles, subject to the development standards contained in Section 19.580.070 A 3 (Permitted Driveway Locations). Hollywood style driveways that are paved wheel tracks meet the requirements of this Section.

3. Permitted Driveway Locations

- a. House With Attached or Detached Garage: The space between the driveway serving the garage and the nearest side property line, with such paving permitted to extend as far as the rear of the residential structure, such space not to exceed twenty feet in width beyond the driveway serving the garage. (See Figure 19.580.070 A 3 a - House with Attached Garage).

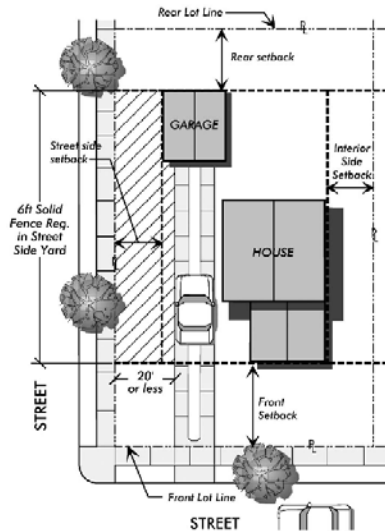


19.580.070 A 3 a
House with Attached
Garage



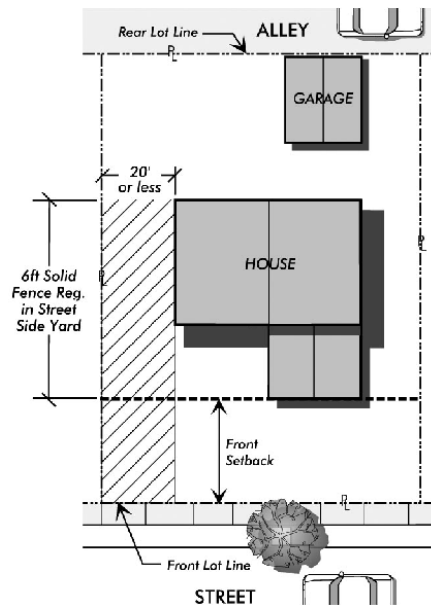
19.580.070 A 3 a
House with Attached
Garage

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



19.580.070 A 3 b
House with Detached Garage

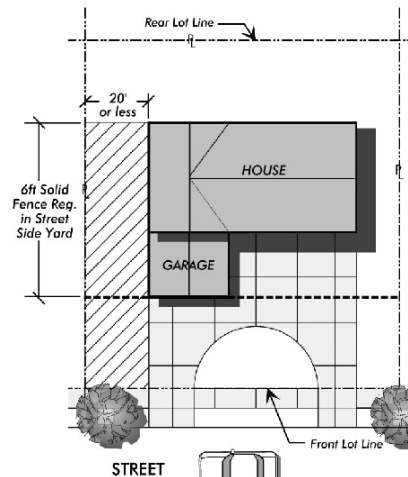
- c. House With Detached Garage Served From an Alley: A space, not exceeding twenty feet in width, adjacent to a side property line. Such paved space may extend no further than the space between the street and the rear of the house. Installation of such a driveway is subject to approval of a driveway curb cut by the Public Works Department. (See Figure 19.580.070 A 3 c - House with Detached Garage Served by Alley).



19.580.070 A 3 c
House with Detached Garage
Served by Alley

- d. Circular Drives: A house with one street frontage and at least eighty (80) feet of width, or any house with two street frontages may be served by a circular drive. In addition, the space between the circular drive and the nearest interior side property line may be paved, provided this additional paving does not exceed twenty feet in width beyond the point from the nearest point of the circular driveway and the interior side property line,

nor extend further than the distance between the street and the rear of the residence. No circular drive will be approved without the approval of the Public Works Director for two driveway openings. (See Figure 19.580.070 A 3 d - House with Circular Drive).



19.580.070 A 3 d
House with Circular Drive

- e. Special Requirements for Driveway Extensions in Street Side Yard Areas: Where the area proposed for driveway expansion is a street side yard, the portion of the driveway behind the front setback must be screened from the adjoining street by a six-foot-high solid fence or wall.
- f. Arterial Streets: No residential drives shall be permitted on arterial streets as shown on the General Plan Circulation and Transportation Element except where no other access to the property exists.
- g. Second Driveways: Except in the RA-5 and RC Zones, a second driveway may be added if the property has 80 feet or more of street frontage or has frontage on two streets, subject to approval by the Planning Division and Public Works Department

4. Recreational Vehicle Parking in Residential Zones

- a. Permitted Locations of Parking and Maneuvering Areas. Parking and maneuvering areas in front yard areas of single-family residential zones for all recreational vehicles, with a gross vehicle weight rating of 10,000 pounds or less, shall be limited to the space within a carport or garage plus a paved driveway between such garage or carport and the street from which it is served, not exceeding the width of the garage. In addition, the following front and side yard areas may also be paved for the parking and maneuvering of vehicles.
 - (1) House With Attached Garage: The space between the driveway serving the garage and the nearest side property line, with such paving permitted to extend as far as the rear of the residential structure, such space not to exceed twenty feet in width beyond

the driveway serving the garage. (See Figure 19.580.070 A 3 a - House with Attached Garage)

- (2) House With Detached Garage, Served by Adjacent Street: The space between the driveway and the nearest side property line, extending as far as the rear of the garage, such space not to exceed twenty feet in width beyond the driveway serving the garage. (See Figure 19.580.070 A 3 b - House with Detached Garage)
 - (3) House With Detached Garage Served From an Alley: A space, not exceeding twenty feet in width, adjacent to a side property line. Such paved space may extend no further than the space between the street and the rear of the house. Installation of such a driveway is subject to approval of a driveway curb cut by the Public Works Department. (See Figure 19.580.070 A 3 c - House with Detached Garage Served by Alley)
 - (4) Circular Drives: A house with one street frontage and at least one hundred feet of width, or any house with two street frontages may be served by a circular drive. In addition, the space between the circular drive and the nearest interior side property line may be paved, provided this additional paving does not exceed twenty feet in width beyond the point from the nearest point of the circular driveway and the interior side property line, nor extend further than the distance between the street and the rear of the residence. No circular drive will be approved without the approval of the Public Works Director for two driveway openings. (See Figure 19.580.070 3 A d - House with Circular Drive)
 - (5) Special Requirements for Driveway Extensions in Street Side Yard Areas: Where the area proposed for driveway expansion is a street side yard, the portion of the driveway behind the front setback must be screened from the adjoining street by a six-foot-high solid fence or wall.
- b. Nonconforming Rights. A non-paved driveway legally established prior to the adoption of this code section, including any expansion of the driveway to provide additional off-street parking subsequent to the adoption of this code section, is not subject to the paving requirements of this section unless the use and maintenance of such driveway and parking area lapses for a period of one year or more or unless the use served by the driveway is expanded. However, both the existing driveway and the additional parking area shall be surfaced with a weed- and dust-resistant material to the specifications of the Fire and Planning and Building Departments.
 - c. Registration and Vehicle Condition. All recreational vehicles, parked outside of a completely enclosed garage shall be currently and legally registered except as provided for by State law and shall be in an operable and movable condition within one hour. Motorized recreational vehicles, shall be movable under their own power. Boats and other nonmotorized vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of vehicle being towed.

- d. Parking for recreational vehicles with a gross vehicle weight rating of 10,000 pounds or more.

- (1) In residential zones, the parking of recreational vehicles with a gross vehicle weight rating of 10,000 pounds or more shall only be allowed in the RR-Rural Residential, RE-Residential Estate, and RA-5 Residential Agricultural zones. Parking and maneuvering areas for such vehicles shall be limited to:

- (a) A garage or carport.

- (b) A paved surface in the rear yard, outside of required setbacks, or an interior side yard area adjacent to the property's existing garage or carport, provided that:

- i) A side yard area adjacent to a street shall not be used for recreational vehicle parking.

- ii) There shall be a minimum of 15 feet between the side property line and the nearest eave overhang.

- iii) The side yard area shall be accessible from the property's existing driveway. Only one driveway opening is permitted, except in the case of an existing circular driveway. However, a second driveway may be added if the property has 100 feet or more of street frontage or has frontage on two streets, subject to approval by the Planning and Public Works Departments.

- iv) A recreational vehicle parked in a side yard shall not extend forward of the front wall of the residence.

- (c) A recreational vehicle may not have any utility hookups or be used as living quarters except as permitted by 19.465 (Caretaker Living Quarters - Temporary).

- (d) The property may be fenced subject to current Zoning Code standards.

B. Multiple Family Dwellings

1. Required Number and Type of Spaces

- a. Number of Spaces: See Table 19.580.060 (Required Spaces) - Dwelling-Multiple Family.

- b. Covered Parking Required: At least 75 percent of the total required spaces shall be in a fully enclosed garage or carport.
- c. Distribution of Covered Parking: Garages and carports are to be distributed evenly throughout the project. Landscaped planters shall be required between garage structures as determined by the Development Review Committee. Required covered parking (garages and/or carports) must be utilized for vehicle parking and not for household storage.
- d. Security: All multi-family and student housing projects shall provide a locked storage area or garage for each unit or a fenced, secured complex with coded gates for entry.
- 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).

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

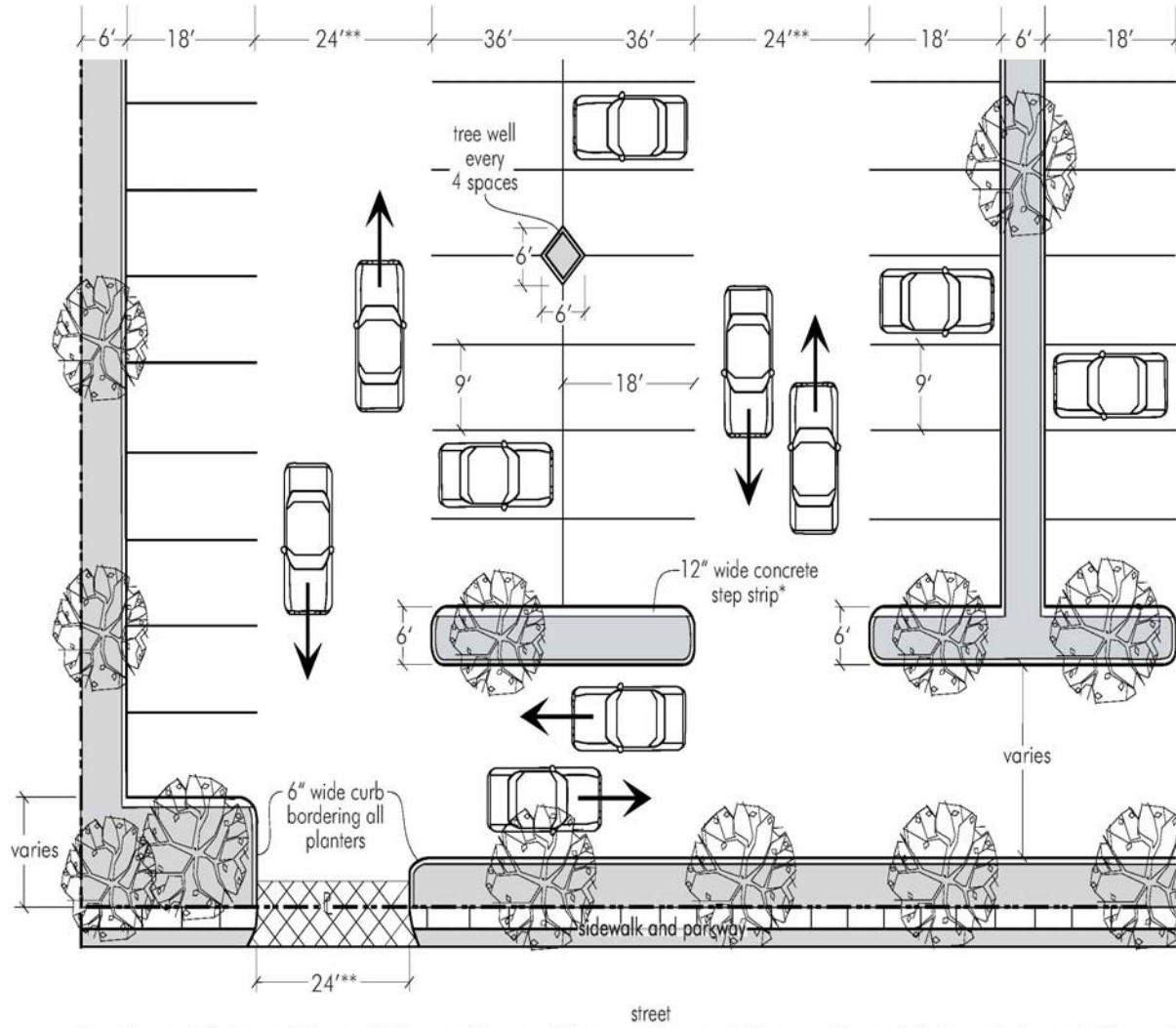
B. Drive Aisle and Driveway Width Dimensions

- Each parking space shall have adequate drives, aisles and turning and maneuvering areas for access in accordance with Table 19.580.080 B (Overall Parking Aisle Width).

Table 19.580.080 B Overall Parking Aisle Width				
	Parking Angle in Degrees			
	45	60	75	90
Aisle Width				
a. One-Way Traffic	12 ft.	16 ft.	18 ft.	24 ft.
b. Two-Way Traffic				24 ft.

Chapter 19.580 – Parking and Loading

Typical 90 Degree Parking



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

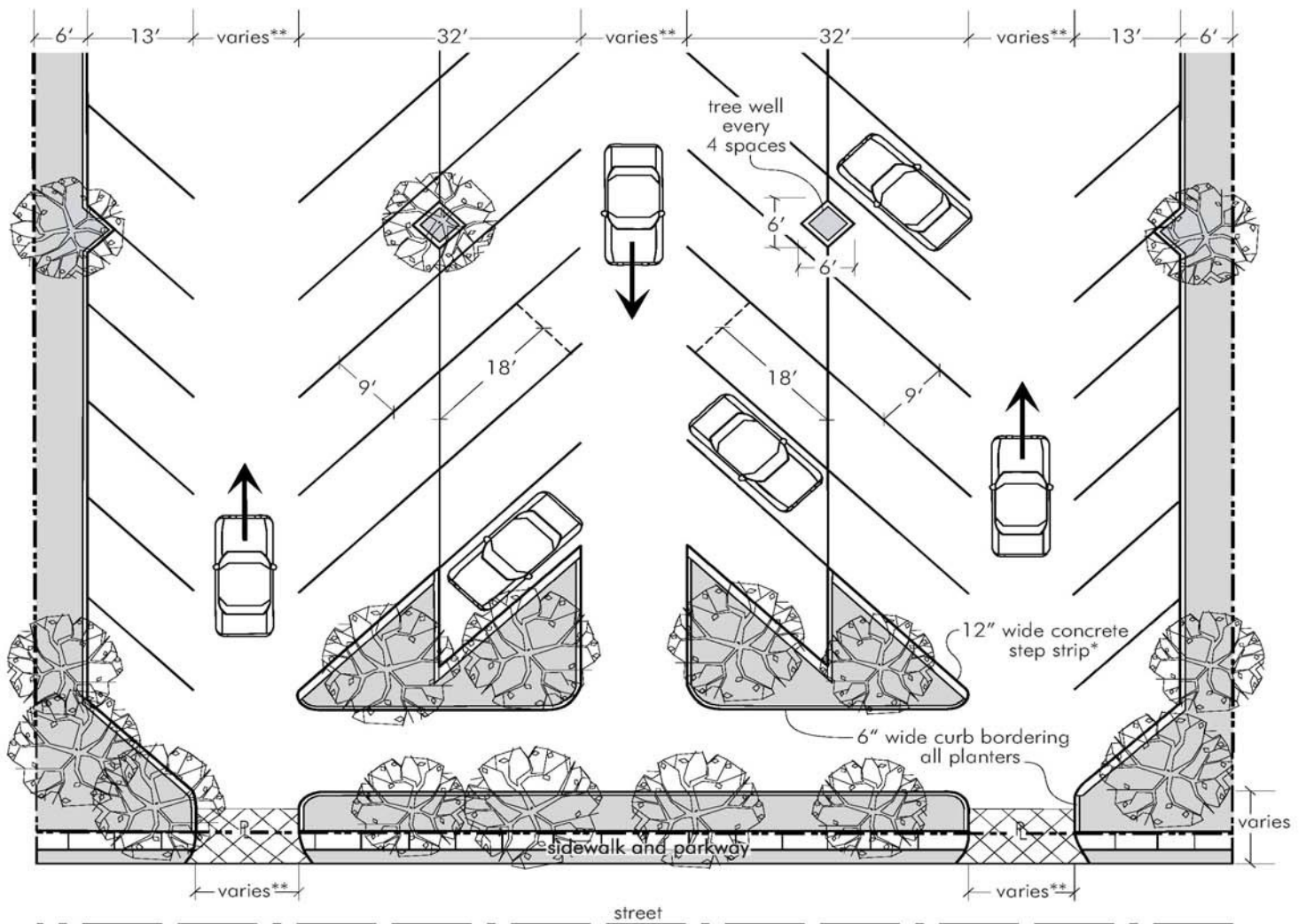
** 28' required for multiple family residential

note: wheel stops to be added where required

landscaping, typical

Chapter 19.580 – Parking and Loading

Typical Angled Parking



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

** see Table 19.580.080B

note: wheel stops to be added where required

 landscaping, typical

2. The minimum driveway widths for different use categories are established in Table 19.580.080 C (Minimum Driveway Widths). On-drive parking is prohibited at the minimum widths, except for single family residential uses.

Table 19.580.080 C		
Minimum Driveway Widths		
Use	Driveway minimum width	Notes, Exceptions and Special Provisions
Single-Family Residential	10 ft.	
Multi-Family Residential (one-way)	12 ft.	Driveways shall be 150 ft. or less in Length with no on-drive parking and located adjacent to one or two story buildings
Multi-Family Residential (one-way)	16 ft.	Applicable to driveways inconsistent with the special provision above.
Multi-Family Residential (two-way)	24 ft.	The portion of the driveway used as maneuvering area for adjacent parking bays shall be 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.

4. Visibility at Driveways: Driveways shall be designed and located in such a manner so as to ensure proper visibility to on-street traffic. Driveway design shall take into consideration slopes, curvature, speed, and conflicting turning movements in the area. Clear visibility shall be maintained from the driveway by keeping the designated clear vision triangle free of obstacles such as signs, landscaping, and structures. See Article X (Definitions) for a description of the clear vision triangle.

D. Parking Structures

1. Parking spaces located within a parking structure shall be provided with safe entrances and exits, turning and maneuvering areas and driveways meeting the established standards and specifications of the Planning Division and Public Works Department.
2. Driveways and turning and maneuvering areas in parking structure shall be paved with not less than 2 ½ inches of asphaltic concrete or an equivalent surfacing meeting the specifications of the Public Works Department and shall be maintained in good repair.
3. Parking structures shall have a minimum landscaped setback of 15 feet along all street frontages, except in the area bounded by First Street, Fourteenth Street, the Riverside Freeway, and Locust Street, where a 10-foot landscaped setback shall be provided along all street frontages. When a greater setback is required by the zone in which the parking structure is located, such greater setback shall prevail.
4. Parking structures shall have, along all street frontages, a 3-foot high buffer to such parking structure consisting of a decorative masonry wall, solid hedge or landscaped mound or any combination thereof. Masonry walls and hedges shall be situated at the rear of the landscaped setback required by subsection 3 of this Section.
5. Piers and pillars shall not encroach into parking stalls.

E. Garage/Carport- Architectural Design

Garages and carports required for residential development are to be designed to reflect the architecture of the dwelling units by using similar materials and roof pitches. Flat roofs will be discouraged.

F. Paving

1. Required parking, loading areas and circulation areas shall be paved with not less than 2 ½ inches of asphalt concrete or an equivalent impervious surface meeting the established standards and specifications of the Public Works Department. They shall be graded and drained so as to dispose of all surface water, and shall be maintained in good repair; provided that those portions of single-family residential driveways extending beyond a point 100 feet back from the street property line in the RE, RA and R-1 Zones may be surfaced with an alternate material as determined by the Public Works Department; and further provided that in the RE Zone, the driveways within the bridle paths of equestrian trails shall not be paved.

2. A non-paved driveway legally established prior to the adoption of this Code Section, including any expansion of the driveway to provide additional off-street parking subsequent to the adoption of this Code Section, is not subject to the paving requirements of this Section unless the use and maintenance of such driveway and parking area lapses for a period of one year or more or unless the use served by the driveway is expanded. However, both the existing driveway and the additional parking area shall be surfaced with a weed- and dust-resistant material to the specifications of the Fire and Planning Division.
3. The Community & Economic Development Director or his/her designee shall have the authority to administratively grant exceptions to the paving location restrictions, consistent with the purposes of this Section, where special circumstances relating to property configuration, terrain, landscaping or structure locations make adherence to the paving location restrictions of this Section impractical. Any such decision by the Community & Economic Development Director or his/her designee may be appealed to the City Council.

G. Pedestrian Access and Circulation

All multi-family and non-residential developments shall be designed with a minimum of one designated pedestrian path from each abutting street to the primary entrance(s) to such use. Access shall be distinct from the vehicle access, visibly delineated, and designed to be safe and convenient. Specifically, internal pedestrian walkways shall be distinguished from driving surfaces through the use of raised sidewalks, special pavers, bricks, or scored/stamped concrete.

H. Drainage

Drainage facilities shall be provided in all public parking areas capable of handling and maintaining the drainage requirements of the subject property and surrounding properties. Drainage facilities shall be designed to dispose of all surface water consistent with Regional Water Quality Control Board standards, and to alleviate the creation of flooding and drainage problems.

I. Curbing and Bumper or Wheel Stops

Bumper stops not less than 2 feet in height or wheel stops not less than 6 inches in height shall be erected adjacent to any building or structure, wall, fence, property line, or walkway to protect other property. Areas containing plant materials shall be bordered by a concrete curb at least 6 inches high and 6 inches wide. Alternative barrier design to protect landscaped areas from damage by vehicles may be approved by the Development Review Committee.

J. Lighting

Parking areas shall have lighting capable of providing adequate illumination for security and safety. Also see Section 19.590.070 (Light and Glare) and Chapter 19.556 (Lighting).

K. Walls

When adjoining or across an alley from any residentially zoned or residentially used lot, a masonry wall 6 feet in height shall be erected and maintained so as to physically separate the parking, loading or sales area from the residential property; provided that such wall shall be 3 feet high within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be 3 feet high within ten feet of the street line. Also, see Chapter 19.550 (Fences, Walls and Landscape Materials).

19.580.090 Parking Lot Landscaping.

Within parking lots, landscaping shall be used for shade and climate control, to enhance project design, and to screen the visual impact of vehicles and large expanses of pavement as set forth in the following paragraphs.

A. Shade

Trees shall be planted and maintained in all parking lots at a ratio of 1 tree for every 4 parking spaces (that may be clustered or grouped). The trees shall be placed throughout the parking lot in a manner that will ensure that all portions of the lot receive tree shade. Trees shall be of a variety that provide a broad canopy.

B. Screening

1. Between Parking Lot and Street Right-of Way: Landscaping shall be designed and maintained for partial screening of vehicles to a minimum height of 3 feet, measured from the finished grade of the parking lot. Screening materials may include any combination of plant materials, earthen berms, solid masonry walls, raised planters, or other screening device deemed by the Zoning Administrator to comply with the intent of this requirement. This provision shall not apply in those instances where a masonry wall is required and when such property is used for a single-family residence.
2. Between Drive-Through Lane and Street Right-of Way: An immediate 3-foot-high landscape screen shall be established along the outer edge of drive-through aisles. Screening materials may include a combination of plant materials, wall, raised planters, and berm as approved by the Approving Authority.

C. Percent Coverage

Except in any industrial, airport and railway base zone, parking lots having more than 20 spaces shall have a minimum of 5 percent of the parking lot area landscaped. Parking lot landscaping shall not count toward required landscape coverage otherwise required for the zoning district in which a project is located and is in addition to required landscaped setbacks.

D. Landscaped Setbacks

1. For 20 or fewer parking spaces: A minimum 10-foot-wide landscaped setback is required along all street frontages for parking, loading and outdoor vehicle sales areas.
2. For 21 or greater parking spaces: A minimum 15-foot-wide landscaped setback is required along all street frontages for parking, loading, and outdoor vehicle sales areas.
3. When a greater setback is required by the zone: The greater setback shall prevail along all street frontages for parking, loading, and outdoor vehicle sales areas.
4. When adjacent to a residentially zoned or residentially used lot: A minimum 5-foot-wide landscaped setback is required along all property lines shared with a residentially zoned or residentially used lot for parking, loading and outdoor vehicle sales areas in conjunction with the required 6-foot high masonry wall.

E. Irrigation

All landscaped areas shall be equipped with an underground automated irrigation system.

19.580.100 Prohibition of Commercial, Heavy or Oversize Vehicle Parking.

- A. It is unlawful for the driver, owner or operator of any motor truck of a gross vehicle weight rating (GVWR) of more than 10,000 pounds or truck tractor, or trailer of a gross vehicle weight rating (GVWR) of more than 10,000 pounds of more than 10,000 pounds, or any combination thereof, to park, or cause to be parked, any such vehicle upon any public street, or alley, or on any residentially zoned property, within the residential districts of the City of Riverside as defined by Section 515 of the State of California Vehicle Code.
- B. It is unlawful for the driver, owner or operator of any motor truck, truck tractor, or trailer or any combination thereof, of a size larger than eight feet in height and/or twenty-four feet in length, to park, or cause to be parked, any such vehicle upon any public street, or alley, or on any residentially zoned property, within the residential districts of the City of Riverside as defined by Section 515 of the State of California Vehicle Code.
- C. For the purpose of this Section, gross vehicle weight rating (GVWR) means the manufacturer's rated capacity for the motor truck, truck tractor and/or trailer.

- D. It is unlawful to park, except for immediate loading and unloading of goods or to provide immediate services, any motor truck of a gross vehicle weight rating (GVWR) of more than 10,000 pounds, truck tractor, or trailer of a gross vehicle weight rating (GVWR) of more than 10,000 pounds, or any combination thereof, or any motor truck, truck tractor, or trailer or any combination thereof, of a size larger than eight feet in height and/or twenty-four feet in length, on residentially zoned property within the City limits.
- E. Recreational vehicles such as motor homes and travel trailers are exempted from the provisions of this Section; however, they remain subject to Section 19.580.070 A 4(Off Street Parking Location and Type Requirements).

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

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.**
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19.710.010 Purpose.

The City Council finds, determines and declares that the application of the design review procedures are necessary to preserve and promote the health, safety and general welfare of the community by achieving the following purposes:

- A. To protect and preserve the value of properties and to encourage high quality development thereof in areas where adverse effects will result from excessive uniformity, dissimilarity, poor exterior quality and appearance of buildings and structures, and from inadequate and poorly planned landscaping, and from failure to preserve where feasible natural landscape features, open spaces and the like, and will result in the impairment of the benefits of occupancy and use of existing properties in such areas;
- B. To recognize the interdependence of land values and aesthetics and to provide a method to implement this interdependence in order to maintain the values of surrounding properties and improvements, and to encourage excellence of development of property, compatible with the general plan for, and character of, the City, with due regard to the public and private interests involved;
- C. To ensure that the public benefits derived from expenditures of public funds for improvement and beautification of streets and public facilities shall be protected by the exercise of reasonable controls over the character and design of private buildings, structures and open spaces;
- D. To ensure the maintenance of high design standards in the vicinity of public buildings and grounds for the preservation of the architecture and general appearance in the areas of the City containing the buildings and grounds and to preserve the property values in the areas;
- E. To promote the maintenance of high design standards adjoining thoroughfares of Citywide importance to ensure that the community benefits from the natural growth and vegetation as much as possible, and from the natural terrain, and to preserve and stabilize the architecture and general appearance of buildings and grounds adjoining the thoroughfares; and to preserve and protect the property values in the areas; and

- F. To ensure the design of landscaping and irrigation that shades paved areas, buffers or screens undesirable views, compliments building architecture and that implements the purposes of Chapter 19.570 (Water Efficient Landscaping and Irrigation).

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, 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, 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 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.

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.

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
 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.

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 Event¹	Maximum Number of Occurrences per Calendar Year¹	Maximum Number of Days Per Calendar Year¹	Type of Temporary Use Permit²
Car Show	3	16	48	Minor
Caretaker Living Quarters - Temporary During Construction	Initial period of no more than six months, except that individual extensions of up to three months each with a maximum of one year from the date of the initial siting may be granted.			Minor
Christmas Tree and Pumpkin Sales (Seasonal)	30	2	60	Major
Circus or Carnival (With or without Tent)	7	1	7	Major
Dwelling Unit (Motor Home, RV, Camper, etc.)	30	4	60	Minor
Entertainment (Trial basis)	A maximum of 20 entertainment days within a 60 day period is permitted. The maximum number of days per week shall be determined by the Planning Division in collaboration with the Riverside Police Department. Refer to 19.740.050.E.6 for more information. An extension of up to 90 days may be permitted as noted under 19.740.050.E.6.g during the processing of a Conditional or Minor Conditional Use Permit (depending on Zone) only if a MCUP or CUP has already been filed with the Planning Division.			Major
Fair, Concert, Exhibit or Similar Uses	7	2	14	Major
Fruit Stands	4	8	32	Minor
Garage Sales	Garage Sales are Regulated by Chapter 5.49 of the Riverside Municipal Code			N/A
Mobile Medical Units for Humans	7	2	14	Minor
Non-Commercial Car Wash	Contact Public Works Department for requirements for temporary Car Washes			N/A
Non-Commercial Tent Meetings	10	1	10	Major
Outdoor Preparation of Food (Temporary)	3	6	18	Major
Outdoor Sales in Conjunction with a Permanent Land Use (Parking Lot Sale)	5	8	40	Minor

Outdoor Sales Event not in Conjunction with a Permanent Land Use (Swap Meet)	4	4	16	Major
Special Events (Events on Public Properties including streets, schools, or parks)	Special Events are administered by the Arts and Cultural Affairs Division pursuant to Chapter 2.28 of the Riverside Municipal Code			N/A
Subdivision Sales Trailer or Office During Construction	Initial period of no more than one year from the date of the initial siting may be granted.			Minor
Temporary Emergency Shelter	-	-	180	Major
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:

- a) Christmas tree or pumpkin sales within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site. The temporary sales area shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- b) Christmas tree and pumpkin sales lots located on vacant property shall provide adequate on-site parking spaces and access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;
- c) Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to nine a.m. to ten p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
- d) Incidental sales of Christmas tree lights, tree decorations and stands may be permitted in conjunction with a Christmas tree sales lot, but sales of gift items are excluded; and
- e) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

4. Circus or Carnival (with or without tent)

- a) A Circus or Carnival within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b) The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- c) A Circus or Carnival located on vacant property shall provide adequate vehicular access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;
- d) Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to nine a.m. to ten p.m., unless other hours are specified by written approval issued by the Zoning Administrator. Security lighting shall be shielded to prevent light spillage onto adjacent properties;

- e) The Circus or Carnival shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.
 - f) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.
5. Dwelling Unit (Motor Home, RV, Camper, etc.)
- a) A dwelling unit may only be permitted on a residentially used parcel.
 - b) The vehicle may not be parked within the Public Right-of-Way, overhang into the Public Right-of-Way, block any sidewalk or path of travel and may be no closer than 5 feet from any interior property line.
 - c) The vehicle must be parked on a concrete pad or driveway.
 - d) Generators may only be permitted between the hours of 7:00 am and 10:00 pm as permitted by Title 7 of the Riverside Municipal Code.
6. Entertainment (Trial basis)
- a) Prior to investing into a CUP or Minor CUP, a business may apply for a TUP to determine if such a business endeavor is viable for said business. Entertainment (Trial basis) is the temporary establishment of an entertainment operation on a trial basis.
 - b) These standards shall not apply to Entertainment Venues with a valid and active CUP or Minor CUP.
 - c) Entertainment (Trial basis) shall only be permitted in zones where "Assemblies of People – Entertainment" is Minor Conditionally or Conditionally Permitted by the Zoning Code or applicable Specific Plan.
 - d) Entertainment must be in conjunction with a full-service sit down restaurant.
 - e) Entertainment (Trial basis) is permitted for a maximum of twenty (20) events in a consecutive sixty (60) day period. The entertainment days and number of entertainment days per week shall be at the discretion of the Planning Division in collaboration with the Police Department.
 - f) Only one (1) application for Entertainment (Trial basis) shall be permitted for an operator of a business. A change in operators shall reset this time limit.
 - g) An additional extension period of up to ninety (90) days, for up to thirty (30) events may be granted subject to review and approval by the Planning Division and Police Department during the processing if a Conditional Use Permit has been filed with the Planning Division for permanent entertainment. A complete application for the Conditional or

Minor Conditional Use Permit, as applicable, must be submitted for review prior to the granting of the extension.

- h) A written security plan shall be reviewed and approved by the Planning Division and Police Department and shall include, at a minimum, a dress code, type of entertainment, location of security, and methods of dealing with drunk or misbehaving customers.
- i) Written conditions of approval for all City Departments contained on the Temporary Use Permit application form shall apply to each event.
- j) The security manager shall work directly with the Riverside Police Department whenever bands or other performances are expected to draw large crowds.
- k) Entertainment shall be limited to interior areas only.
- l) Entertainment shall end by 1:30 a.m.
- m) A cover charge to enter the restaurant after 9:00pm during evenings with live entertainment shall be required.
- n) A "Late Night" menu shall be available until within one-half hour of closing.
- o) The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises in accordance with Section 9.04.020 of the Riverside Municipal Code.
- p) The applicant shall not share any profits, or pay any percentage or commission to a promoter or any other person, based upon monies collected as a door charge, cover charge, or any other form of admission charge, including minimum drink orders, or the sale of drinks, or rent out or otherwise receive compensation for the use of the facilities, unless the applicant or its representative or agent is present during the entire duration of the event, is responsible for all activities on the premises, and is responsible for ensuring compliance with all conditions of approval.
- q) The maximum seating capacity or occupancy shall not exceed that which is established by the City Fire Marshall. More than one violation of this condition shall constitute a material violation of the permit. A security guard shall be stationed outside all entry and exit doors at all times of entertainment activities in the facility, including the exit doors to an outdoor patio (as applicable).
- r) The business shall be in compliance with Title 7 (Noise Control) of the Municipal Code.
- s) The posting of flyers and other propaganda within the outdoor areas of the project site and adjacent public and private property, including vehicles, shall be strictly prohibited.

- t) A copy of the Temporary Use Permit and the Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement upon request.
- u) Future entertainment requests may be denied should it be determined that the uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
- v) The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. The violation of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit. Failure to abide by all conditions of this permit shall be cause for revocation.
- w) A permit issued shall be based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use and for the conditions of approval herein. Permittee shall notify the Planning Division of any change in operations and such change may require a revision to the permit. Failure to notify the City of any change in operations is material grounds for revocation of the Temporary Use Permit.
- x) The granting of this request shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.
- y) A licensed and bonded security guard shall be required at an appropriate ratio, as determined by the Police Department and Planning Division during evenings of entertainment. Additionally, there shall be a doorman checking personal identification during the entire event. The firm or personnel providing security for the facility shall be subject to review and approval of the Police Department.
- z) Music shall be played indoors only and shall not be projected onto the outdoor area, including the patio areas or surrounding public spaces. All doors shall remain closed while entertainment activities are occurring to minimize noise impacts.
- aa) No loitering shall be permitted on any property adjacent to the licensee's premises and under control of the applicant.
- bb) No alcoholic beverages shall be permitted on the property adjacent to the licensed premises under the control of the licensee.
- cc) The licensee shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
- dd) A security camera surveillance system shall be provided for constant recording subject to the approval of the Police Department.

- ee) Security personnel shall mechanically keep an accurate count of people in the restaurant and make the count available to public safety personnel upon request.
- ff) For informational purposes, failure to prevent extraordinary police services to your business in violation of Riverside Municipal Code Chapter 9.60 shall result in the owner being liable for the cost of extraordinary police service and will be cause for revocation of this permit.
- gg) Additional requirements for Entertainment in Conjunction with Alcohol Sales:
 - 1) No alcohol sales shall be permitted after 1:30 am.
 - 2) No alcoholic beverages are to be sold or dispensed for consumption beyond the premises.
 - 3) The sale of alcohol shall not constitute more than fifty percent of the total revenues generated by the establishment.
 - 4) The minimum age for admittance shall be 21 years of age.

7. Fair, Concert, Exhibit or Similar Uses

- a) A Fair, Concert, Exhibit or Similar Use within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b) The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- c) A Fair, Concert, Exhibit or Similar Use located on vacant property shall provide adequate vehicular access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;
- d) Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to nine a.m. to ten p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
- e) The Fair, Concert, Exhibit or Similar Use shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.
- f) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and

appropriate by the Community & Economic Development Director or their designee.

8. Mobile Medical Units for Humans

- a) Mobile medical units shall not be located within any required front or street side yard. An interior side or rear yard where off-street parking is allowed may be occupied by a mobile medical unit.
- b) Mobile medical units shall not be placed within, disrupt or displace any required accessible path of travel or fire lane.

9. Non-Commercial Tent Meeting

- a) A Non-Commercial Tent Meeting within an existing retail or industrial center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b) The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- c) A Non-Commercial Tent Meeting located on vacant property shall provide adequate vehicular access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;
- d) Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to nine a.m. to ten p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
- e) The Non-Commercial Tent Meeting shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.
- f) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

10. Outdoor Preparation of Food (Temporary)

- a) The requirements for the outdoor preparation of food apply only when in conjunction with a permanent indoor restaurant and does not pertain to the outdoor preparation of food in association with legally established school or assemblies of people - non-entertainment, street fairs, carnivals or push carts that are regulated separately.

- b) For development standards for the temporary outdoor preparation of food the standards for Outdoor Dining and Food Preparation (Permanent) shall apply, Chapter 19.495.
- c) No tents, canopies or other temporary structures with an individual area of 120 square feet shall be permitted.
- d) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

11. Outdoor Sales Event in conjunction with a Permanent Land Use

- a) An Outdoor Sales Event in conjunction with a Permanent Land Use within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b) The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- c) An Outdoor Sales Event must be in conjunction with, and clearly incidental to, an existing permanent use on site. Outdoor Sales on vacant lots is not permitted (see Outdoor Sales Event **not** in Conjunction with a Permanent Land Use below).
- d) The applicant shall provide and maintain all state and federal disabled access requirements including, but not limited to parking, path of travel, sanitation facilities, etc.
- e) The event shall not block or modify any fire lane or fire hydrant.
- f) No stage shall be permitted.

12. Outdoor Sales Event **not** in conjunction with a Permanent Land Use

- a) An Outdoor Sales Event not in conjunction with a Permanent Land Use within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b) The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- c) An Outdoor Sales Event not in conjunction with a Permanent Land Use located on vacant property shall provide adequate on-site parking spaces and access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the

sales lot shall be clearly marked in accordance with the approved site plan;

- d) The applicant shall provide and maintain all state and federal disabled access requirements including, but not limited to parking, path of travel, sanitation facilities, etc.
- e) The event shall not block or modify any fire lane or fire hydrant.
- f) No stage shall be permitted.
- g) Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to nine a.m. to ten p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
- h) The Outdoor sales area and Parking Lot shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.
- i) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

13. Subdivision Sales Trailer or Office During Construction

- a) The temporary unit shall be located on-site and in the rear half of the lot, unless otherwise approved by the Community & Economic Development Director or their designee. In no instance shall the temporary unit be located within public right-of-way.
- b) The temporary unit shall be located at least five feet from all property lines. For side and rear property lines adjoining an existing residential use, the setback of the underlying zone shall apply.
- c) The temporary unit shall be connected to water and electric utilities. Where required by the Public Works Department, the unit shall be connected to the sewer system.
- d) The unit shall be allowed to remain on the site for an initial period of no more than six months, except that individual extensions of up to three months each with a maximum of one year from the date of the initial siting may be granted by the Community & Economic Development Director or their designee. There shall be no fee for these time extensions. In considering whether to grant a time extension, the Community & Economic Development Director or their designee may consider evidence of any land use compatibility related complaints from surrounding residents and property owners.

- e) No later than seven days following the issuance of a certificate of occupancy for the permanent building, the temporary unit shall be removed from the site.
- f) An active building permit shall be in effect prior to locating the temporary unit on-site and at all times that the unit remains on-site. The unit is to be removed within seven days of expiration of the building permit.

14. Temporary 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.

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.

- f) The containers shall maintain the minimum building setback from all property lines as determined by the California Building Code or 10 feet whichever is greater.
 - g) The containers shall not be located within a fire lane nor block any fire hydrant.
- 16. Vapor Recovery Operations - Vapor recovery operations for fuel-contaminated soil are subject to the site location criteria, operation and development standards below:
 - a) Site Location Criteria
 - i. All equipment shall be located as far as possible, but not closer than 10 feet, to any property with a residential use or other uses designed for overnight human habitation, such as motels, hotels, hospitals or group homes.
 - ii. The location on the site shall not disrupt the flow of traffic onto and off of the site.
 - iii. Whenever possible, the facility shall not displace required parking. If this is not possible, the Zoning Administrator may grant a temporary displacement of required parking for the time the vapor recovery operation is in operation.
 - b) Operation and Development Standards
 - i. All equipment shall be screened with landscaping, block walls or opaque fencing consistent with landscaping and/or physical improvements in the area.
 - ii. Sound emanating from machinery shall be muffled so as not to exceed sixty dBA at the nearest property line of any nonresidential use and forty-five dBA at the nearest property line of a residential use or other uses designed for overnight human habitation, such as motels, hotels, hospitals or group homes.
 - iii. The Community & Economic Development Director or their designee may limit the hours of operation to between nine a.m. and ten p.m. where vapor recovery operations are located near residential uses or other uses designed for overnight human habitation, such as motels, hotels, hospitals or group homes.
 - iv. Approval from all applicable governmental agencies shall be obtained.
 - v. At the conclusion of the vapor recovery operation, all machinery and improvements shall be completely removed from the site and the previously existing improvements shall be replaced in accordance with all local standards. The Community & Economic Development Director or their designee may require suitable documentation guaranteeing such removal and repairs.

19.740.060 Limitations of Approval.

Each permitted temporary use shall be limited to the maximum number of days and the maximum number of occurrences allowed per calendar year by Table 19.740.020 (Temporary Uses) of this Chapter unless extended by the Community & Economic Development Director or their designee. When either the maximum number of days or the maximum number of occurrences has been reached the temporary use shall not be permitted on the property for the duration of the calendar year. A commercial complex shall be considered as one property for purposes of determining the maximum number of occurrences allowed. A commercial complex is defined as a group of two or more commercial uses on a single parcel or contiguous parcels that utilize common off-street parking and access.

19.740.070 Temporary Outdoor Storage and Loading.

In all zones for those businesses or other authorized uses that ordinarily receive and/or send out merchandise, products and the like, articles to be loaded or unloaded may be temporarily stored outside for a period not to exceed two hours within specifically designated loading areas. No articles so stored shall be advertised or marked for sale at or from the loading area nor shall the loading area be used for merchandise display.

19.740.080 Application and Permit Issuance.**A. Major Temporary Use Permit -**

1. A least five (5) working days prior to commencement of the event, the owner of the property proposed to be occupied by a temporary use or the owner's authorized representative:
 - i. Verify and obtain approval from any required Department necessary for the specific event.
 - ii. File the application for a temporary use permit with the Planning Division.
2. The Community & Economic Development Director or their designee shall review the temporary use permit application for compliance with Sections 19.740.020 (Applicability) and 19.740.050 (Development and Operational Standards) of this Chapter and shall approve or deny the application within five working days of receipt of a complete application. The applicant, having obtained all of the required City department and agency signatures, must obtain any additional required permits before operation of the temporary use. Approval of a temporary use permit does not constitute approval of any other required permits.
3. If in the judgment of the Community & Economic Development Director or their designee, a proposed temporary use, even if in compliance with Sections 19.740.020 (Applicability) and 19.740.050 (Development and Operational Standards) of this Chapter may have a substantial adverse impact on public health, safety or welfare, the Community & Economic Development Director or their designee may elect not to approve a temporary use permit and may refer the application for disposition by the City Council at its next regularly scheduled meeting.
4. Failure to comply with the limitations contained in Sections 19.740.020 (Applicability) and 19.740.050 (Development and Operational Standards) shall be grounds for denial and/or revocation of a temporary use permit.

B. Minor Temporary Use Permit -

1. Prior to the commencement of the event, a Minor Temporary Use Permit shall be obtained from the Planning Division by way of the TUP submittal website.
 2. The applicant shall:
 - i. Obtain written authorization from the property owner or authorized representative.
 - ii. Verify that the TUP event complies with all applicable development standards established in 19.740.050.
 - iii. Submit for a Minor TUP at least 5 working days prior to the commencement of the event.
 - iv. If an event does not comply with the prescribed site location and operation criteria specified in Section 19.740.050 for those uses eligible for a Minor TUP (See Table 19.740.020) then the applicant shall apply for a Major TUP as listed in 19.740.080A above.
 3. In the event a Minor TUP is reviewed by staff and determined to not be in compliance with all applicable development standards, staff will inform the applicant that a Major TUP is required.
- C. Failure to comply with any of the provisions of this section shall authorize the Community & Economic Development Director or authorized designee to issue a stop work order and upon issuance of the stop work order, the temporary use shall cease until continuation is authorized by the Community & Economic Development Director or authorized designee.
- D. Copies of the Temporary Use Permit (major and minor) shall be made available to City Staff upon request.

19.740.090 Revocation of Temporary Use Permits.

- A. If the Community & Economic Development Director or their designee determines that a temporary use is being operated contrary to the terms and conditions of a temporary use permit, or if circumstances under which the temporary use permit was issued have changed, such in the opinion of the Community & Economic Development Director or their designee, operation of the temporary use poses a negative impact on the public health, safety or general welfare, the Community & Economic Development Director or their designee shall issue an order to immediately cease and desist such operation. Upon receipt of the order, such operation of a temporary use shall immediately cease and desist.
- B. The Community & Economic Development Director or their designee's order to revoke a Temporary Use Permit may be appealed in writing within 2 working days of its receipt. The City Manager or authorized designee shall act on the appeal within 5 working days of the receipt of a property filed appeal. In any case, the temporary use must immediately cease and desist pending consideration of the appeal.

19.740.100 Appeal.

Appeals of the Community Development Director's Decision may be filed pursuant to Sections 19.680.030 B (Filing an Appeal) and 19.690.020 D (Effective Date of Permits and Actions) for action by the City Manager.

Chapter 19.770

SITE PLAN REVIEW PERMIT

- 19.770.010 Purpose.**
- 19.770.020 Procedures.**
- 19.770.030 Applicability and Permit Requirements.**
- 19.770.040 Conditions of Approval.**

19.770.010 Purpose.

The Site Plan Review Permit process is established to meet certain community goals that include the following:

- A. To ensure that the highest quality of land planning is incorporated into development projects;
- B. To ensure that new projects are compatible with existing neighborhoods in terms mass, scale and functionality;
- C. To ensure that development occurs with due regard to environmental factors;
- D. To provide for public improvements necessitated by the development; and
- E. To promote orderly, attractive and harmonious development, and promote the general welfare by preventing the establishment of uses or erection of structures that are not properly related to or that would adversely impact their sites, surroundings, traffic circulation or environmental setting.

19.770.020 Procedures.

- A. General Process

Site Plan Review Permit (SPR) applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.

19.770.030 Applicability and Permit Requirements.

The following commercial or mixed use projects require a Site Plan Review Permit:

- A. Commercial
In addition to any other permits required by the Zoning Code, no new building, structure, exterior alteration or enlargement of an existing building or structure exceeding 10,000 square feet shall be commenced in the Commercial Regional Center Zone (CRC) (Chapter 19.110) until a Site Plan Review Permit has been granted pursuant to this Chapter.
- B. Mixed-Use

In addition to any other permits required by the Zoning Code, no new building, structure or exterior alteration or enlargement of an existing building or structure exceeding 10,000 square feet shall be commenced in any Mixed-Use Village or Urban Zones (Chapter 19.120) until a Site Plan Review Permit has been granted pursuant to this Chapter.

C. Planning Commission Requirement

The Planning Commission, at its discretion, may require a Site Plan Review Permit as a condition for any project.

D. Exemption

1. Any Site Plan Review included as part of the review for conditional use permits, minor conditional use permits and planned residential development permits and design review is subject to the requirements of Chapters 19.730 (Minor Conditional Use Permit), 19.760 (Conditional Use Permits) and 19.780 (Planned Residential Development Permit) and is therefore exempt from the requirement of a separate Site Plan Review Permit unless such Site Plan Review is deferred at the time of approval of such permits.
2. Stand-alone multi-family residential uses in any Mixed-Use zone are permitted by right, pursuant to Government Code Section 65583.2. Stand-alone multi-family residential buildings do not require Site Plan Review, but are subject to Chapter 19.710 – *Design Review*.

19.770.040 Conditions of Approval.

In order to achieve the purposes of this Chapter, the Approving or Appeal Authority may require reasonable conditions of approval on a Site Plan Review Permit including, but not limited to the following.

- A. Special conditions or requirements to revise the site plan, that are more restrictive than the development standards in the underlying base zone or including, but not limited to, the following:
1. Building height, bulk or mass;
 2. Setbacks;
 3. Lot coverage;
 4. Lighting;
 5. Private and common open space and/or recreational amenities;
 6. Screening, including garages, trash receptacles, or mechanical equipment;
 7. Landscaping;
 8. Fencing plans;

9. Parking, access and on-site circulation;
 10. Pedestrian circulation;
 11. Grading;
 12. Street dedication and improvements;
 13. Public improvements either on or off the subject site that are needed to service the proposed development;
 14. Project phasing;
 15. Participation and completion by the project's ownership and/or management staff in the Crime Free Multi-Family Housing Program, or its successor equivalent; and
 16. Any other revisions to the site plan or operational conditions deemed necessary to further the purposes of this Title.
- B. Reduced development standards for affordable housing projects in accordance with the provisions of Chapter 19.545 (Density Bonus).

ARTICLE IX: LAND USE DEVELOPMENT PERMIT REQUIREMENTS/PROCEDURES

Chapter 19.780

PLANNED RESIDENTIAL DEVELOPMENT PERMIT

- 19.780.010 Purpose.**
- 19.780.020 Applicability and Permit Requirements.**
- 19.780.030 Procedures.**
- 19.780.040 Permitted Uses.**
- 19.780.050 Density and Findings.**
- 19.780.060 Development Standards.**
- 19.780.070 Common Ownership- Land or Improvements.**

19.780.010 Purpose.

A. These Planned Residential Development (PRD) regulations are established to allow for flexibility and creativity in design of single-family residential developments, and for the application of unique development standards that reflect special property conditions. Specifically, the Planned Residential Development Permit is intended to achieve the following:

1. In all Applicable Zones:
 - a. Address the need to provide mechanisms to assist in producing a diversity of single-family residential housing and product types;
 - b. Provide an incentive for clustered property development of environmentally and topographically constrained land in order to minimize the impacts of development on more environmentally sensitive portions of that land, particularly in the RC Zone;
 - c. Allow the development of small-lot infill subdivisions in existing single-family neighborhoods, thereby allowing a more efficient and creative use of often difficult to develop properties when the proposed development is designed in a manner that is compatible with all existing development in the vicinity;
 - d. Encourage and allow more creative and imaginative project design by allowing increased development densities. In return, planned residential developments are required to incorporate open space, amenities for recreational and visual enjoyment and superior design features, which are encouraged, but not required of standard single-family residential developments;
 - e. To provide increased opportunities for home ownership consistent with the objectives of the City's General Plan; and
 - f. Assist in the preservation and enhancement of valuable natural areas, where appropriate and especially in the RC Zone.

2. In the RC Zone:

PRD's in the Residential Conservation Zone (RC) shall be established consistent with General Plan objectives and voter approved initiatives (Proposition R and

Measure C) to protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices, and specifically, to achieve the following objectives:

- a. To promote clustering of lots on less sensitive portions of the property to preserve valuable open space and wildlife habitat;
- b. To provide each individual lot with its own private open space areas preserving natural open space areas and features in common open space areas pursuant to Proposition R and Measure C; and
- c. To promote the preservation of viewscales and low impact development.

19.780.020 Applicability and Permit Requirements.

A Planned Residential Development is permitted in any single-family residential zone, except the RA-5 Zone, subject to granting of a Planned Residential Development Permit.

The Approving Authority shall review and evaluate a proposed project, including plot plans, architectural plans, grading plans, tract map, and proposed amenities, and shall approve, conditionally approve, or deny the proposed project, based on the findings and criteria indicated in Section 19.780.050.A.

19.780.030 Procedures.

A. General Process

Planned Residential Development Permit (PRD) applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.

B. Map Required

The application shall be accompanied by a tentative map that shall be filed with the Planning Division in accordance with procedures set forth in Chapter 18.080 of Title 18 (Subdivision Code).

C. Phasing

If a Planned Residential Development is proposed to be constructed in phases, the proposed phasing schedule is subject to approval by the Director of Community & Economic Development.

D. Planned Residential Development Permit Expiration

Time limits and extensions shall be the same as for the related subdivision, consistent with the provisions of Title 18 (Subdivision Code) prior to issuance of the first building permit. After the first building permit has been pulled the Planned Residential Development Permit is vested.

E. Voting Approval Requirements

The decision of Planning Commission to grant a Planned Residential Development Permit shall require an affirmative vote of 2/3 of the membership present and voting.

19.780.040 Permitted Uses.

- A. Single-family dwellings, attached or detached.
- B. Tiny Home Community (on foundation only).
- C. Related recreation and community facilities for the use of residents of the development and their guests.
- D. Natural open spaces.
- E. Golf courses.
- F. Multipurpose trails.
- G. Other uses as may be permitted as part of the planned residential development.
- H. In the single-family residential base zones, uses required by State law to be permitted in conjunction with a single-family residential use.

19.780.050 Density and Findings.

- A. Benchmark Density and Findings for Approval.

Densities up to the densities shown in Table 19.780.050 B (PRD Benchmark and Bonus Densities) for the underlying zone in which the project is located may be approved with the granting of a Planned Residential Development Permit, provided that the Approving Authority determines, based on demonstrated evidence, the project complies with the following criteria and findings, and the intent, standards, and requirements of this Chapter. Additional density up to the limit of the bonus density shown in Table 19.780.050.B may be considered if the project meets all the requirements stated in Section 19.780.050.E – *Density Bonus for Superior Design*.

Compliance with the following criteria shall be demonstrated for a proposed project to be approved, and the benchmark density to be granted. Failure to substantially meet or exceed all these standards shall result in disapproval of the project, or a lower density than the benchmark density.

- 1. In all single-family residential zones, other than RA-5 and RC Zone:
 - a. The property is well served by public infrastructure;
 - b. The project enjoys good access to public services, including schools, shopping and public and semipublic facilities;
 - c. The site is located on streets capable of accommodating the anticipated traffic. A traffic study may be required to assess consistency with Policy CCM - 2.3 of the General Plan to maintain LOS "D" or better on arterial streets or greater, except where LOS "E" has been designated as an acceptable standard;
 - d. The project complies with the purpose and standards of this Chapter, demonstrates substantial compliance with the provisions of the *Citywide*

Design and Sign Guidelines, and is in accordance with City Codes, which may include deviations by variances when required findings are made. Additional criteria used in evaluating the design of the project shall include, but shall not be limited to, the following:

- i. Varied placement of buildings demonstrating sensitivity to the natural topographic features of the site;
 - ii. Relatively level land is set aside for active recreational pursuits;
 - iii. Open space is distributed on the site and accessible to all units
 - iv. An efficient circulation system consisting of both vehicular lanes and pedestrian walkways;
 - v. Sensitivity to surrounding community and attention to the edge conditions, creating areas of transition from surrounding existing development to the proposed development; and
 - vi. Where front porches are consistent with the style of the development, a minimum of two-thirds ($\frac{2}{3}$) of the total units shall provide front porches; and
- e. The project proposes development in an environmentally and topographically sensitive manner in order to minimize the impacts of development on adjacent properties, and is designed in a manner that is compatible with the adjacent and existing development in the vicinity;
- f. The project provides amenities in compliance with this chapter, and that the amenities are consistent with the size and scale of the project, the project density, and neighborhood characteristics.
2. In the RC Zone:
- a. Retention of unique natural features, including arroyos, hillsides and rock outcroppings, in natural open space areas consistent with the grading ordinance;
 - b. Placement of buildings demonstrating sensitivity to the natural topographic and habitat features of the site, including clustering of homes in less sensitive and less steep locations in order to preserve such natural features and valuable natural open space, both for wildlife habitat and visual aesthetic purposes;
 - c. Provision of other amenities consistent with the RC Zone and as deemed appropriate for the project;
 - d. Provision that the development will not introduce non-native plants as defined by Table 6-2 of the Multiple Species Habitat Conservation Plan (MSHCP) into the landscape adjacent to the City's arroyos in perpetuity;
 - e. Maintenance and management of all open space easements by a single entity for the entire project with an appropriate natural open space management plan;

- f. Superior design of individual dwelling site plans and building architecture, including such features as porches and garages set back from the street in comparison to the house, and detailed four sided, building treatments. Many of the desirable features are found in the adopted Citywide Design and Sign Guidelines. The design of custom homes will be reviewed as individual homes are submitted for Design Review approval prior to building permit issuance;
- g. Sensitivity to impacts of the development on surrounding uses, including linkages to natural open space areas where appropriate; and
- h. Streets serving the development shall be capable of accommodating the anticipated traffic.

B. Maximum Density

The maximum density of a PRD project shall be consistent with this Chapter, the underlying General Plan land use designation(s), any applicable Specific Plan(s), as well as Table 19.780.050.B below.

Table 19.780.050.B

PRD Benchmark and Bonus Densities

Single Family Residential Zone	Benchmark Density - Dwellings per Gross Acre ⁽¹⁾	Maximum Bonus Percent % ⁽²⁾	Maximum Density with Bonus - Dwellings Per Gross Acre ⁽¹⁾⁽²⁾
RC	0.5 ⁽³⁾	25	0.63
RR	3.0	10	3.3
RE	3.0	10	3.3
R-1-7000	7.3	10	8.0
R-1-8500	6.3	10	6.9
R-1-10500	5.5	10	6.0
R-1-13000	4.8	10	5.3
R-1-1/2 acre	3.0	10	3.3
Notes: (1) Density per gross acre is calculated including new public and private streets. (2) This is the maximum density bonus and any bonus less than the maximum may be granted based on the degree to that the project meets the criteria specified in 19.780.050. A and B. (3) The actual benchmark density shall be determined by the preparation of a conventional subdivision map in conformance with the RC Zone standards to show the actual number of lots that could be achieved based on the average natural slope (ANS), as defined by 19.100.050.C.			

C. No PRD shall be granted approval if the project's base zone and General Plan land use designation are inconsistent, pursuant to General Plan Table LU-5.

D. Transfer of Density

When two or more General Plan land use designations or base zones exist within a planned residential development, the density may be transferred between designation and/or zones within the same development as necessary to provide for a superior development based upon good planning principles, and to promote the general welfare of the neighborhood and maximum benefit to the natural environment. In particular, such transfers are desirable where density is transferred from steep, hillside land to flatter, less visually sensitive properties where significantly less grading is required. In the case of such a density transfer, the overall maximum density shall not exceed that

otherwise permitted by the General Plan designation(s) (See 19.780.050 B). The only exception is that density cannot be transferred from a non-RC zoned property to an RC zoned property. For purposes of this Section, a project may consist of more than one underlying legal parent parcel; however, such parcels must be contiguous unless separated by an existing public or private street.

E. Density Bonus for Superior Design

A PRD project may qualify for a density bonus up to the maximum shown in Table 19.780.050.B, provided that it meets the standards of Section 19.780.050.A, and satisfies the following criteria beyond those in 19.780.050.B.

1. All single-family residential zones, other than RA-5 and RC:
 - a. Evidence that the project can be certified in LEED, California Green Builder or an equivalent standard; and
 - b. Evidence shall be provided to document that the project includes a minimum of 5 of the following:
 - (1) Designate all streets, sidewalks and trails that are built as part of the project or serving the project directly as available for general public use and not gated. Gated areas and enclaves are NOT considered available for public use.
 - (2) Design the building orientation for solar design, including the following provisions:
 - (a) The glazing area on the north- and south-facing walls of the building is at least 50% greater than the sum of the glazing area on the east- and west-facing walls.
 - (b) The east-west axis of the building is within 15 degrees of due east-west.
 - (c) The roof has a minimum of 450 square feet of south-facing area that is oriented appropriately for solar applications.
 - (d) At least 90% of the glazing on the south-facing wall is completely shaded (using shading, overhangs, etc.) at noon on June 21 and unshaded at noon on December 21.
 - (3) Locate the project within ¼ mile of 11 basic community resources (Table 19.780.050 A), within a ½ mile of 14 basic community resources (Table 19.780.050 A) and within a ½ mile of transit services that offer 30 or more transit rides per weekday (combined, bus and rail).

Table 19.780.050 A Basic Community Resources
Arts and entertainment center
Bank
Community or civic center
Convenience Store
Daycare center
Fire station
Fitness center or gym
Laundry or dry cleaner
Library
Medical or dental office
Pharmacy
Police station
Post office
Place of worship
Restaurant
School
Supermarket
Other neighborhood-serving retail
Other office building or major employment center
Note: Up to two of each type of community resource may be counted. For example, two restaurants within ¼ mile may be counted as two community resources; four restaurants also count as two.

(a) Transit rides per weekday are calculated as follows:

- i. Within ½ mile radius, count all the transit stops;
- ii. Multiply each transit stop by the number of buses and/or trains that pass through that stop per day; then
- ii. Add the total number of rides available as each stop within ½ mile together.

Example: If there are 4 bus stops, and at each bus stop the service frequency is half-hourly (48 times per day), the total transit rides per day is 192.

(4) Locate trees or other plantings to provide shading for at least 50% of sidewalks, patios and driveways. Shading should be calculated for noon on June 21, when the sun is directly overhead, based on five year's growth.

(5) Install light-colored high-albedo materials or vegetation for at least 50% of sidewalks, patios and driveways.

(a) Acceptable strategies include the following:

- i. White concrete;
- ii. Gray concrete;

- iii. Open pavers (counting only the vegetation, not pavers); and
 - iv. Any material with a solar reflectance index (SRI) of a least 29.
- (6) Design the lot such that at least 70% of the built environment, not including area under roof, is permeable and designed to capture water runoff for infiltration on-site. Area that can be counted toward the minimum includes the following:
 - (a) Vegetative landscape (e.g., grasses, trees, shrubs, etc.).
 - (b) Permeable paving, installed by an experienced professional. Permeable paving must include porous above-ground materials (e.g., open pavers, engineered products) and a 6-inch porous sub-base, and the base layer must be designed to ensure proper drainage away from the home.
 - (c) Impermeable surfaces that are designed to direct all runoff toward an appropriate permanent infiltration feature (e.g., vegetated swale, on-site rain garden, or rainwater cistern).
- (7) Design and install one of the following permanent erosion control measures:
 - (a) If portions of the lot are located on a steep slope, reduce long-term runoff effects through use of terracing and retaining walls.
 - (b) For every 500 feet of disturbed lot area (including the area under the roof), one (1) tree, four (4) 5-gallon shrubs, or 50 square feet of native groundcover shall be planted.
- (8) Design and install one or more of the following runoff control measures:
 - (a) Install permanent stormwater controls in the form of vegetated swales, on-site rain garden, dry well, or rainwater cistern, or equivalent designed to manage runoff from the homes.
 - (b) Install a vegetated roof to cover 50% or more of the roof area.
 - (c) Have the site designed by a licensed or certified landscape design or engineering professional such that it is demonstrated that all water runoff for the home is managed through an on-site design element.

- (9) Design and install a rainwater harvesting and storage system (including surface runoff and/or roof runoff) for landscape irrigation use. The storage system must be sized to hold all the water from a 1-inch rainfall event (equivalent to 0.62 gallons per square foot of roof area used for capture), taking into consideration the size of the harvest system (i.e., 50% of total roof area).
- (10) Design the plumbing with irrigation system water supplied with municipal recycled water.
- (11) Construct the project to exceed Title 24 requirements by 20% or more.

2. In the RC Zone:

To protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices, thus furthering the intent of Proposition R and Measure C and promoting clustering, all of the following are required:

- a. Require all designated open space areas to be managed and maintained under the stewardship of a recognized conservation group as approved by the Approving Authority, with an endowment to fund such stewardship entirely;
- b. The project shall provide at least 6 of the items listed in 19.780.050.D.1.b above; and
- c. The project shall provide evidence that unique natural features and steeper portions of the property are being preserved in open space, with lots clustered in the less steep portions of the site.

19.780.060 Development Standards.

A. Relationship to Base Zone Development Standards.

The development standards set forth in this Section, if in conflict with the development standards of the underlying base zone, shall supersede the development standards of the underlying base zone, except in the RC Zone the underlying development standards still apply. This section shall not supersede the development standards of any applicable overlay zone. In cases where a standard is not addressed in this Chapter, the standard of the base zone or any applicable overlay zone shall apply. The standards set forth herein are the minimum required for a PRD to qualify for the benchmark density.

B. Standard for smaller lot Planned Residential Developments - RR, RE, and all R-1 Zones.

1. Lot Size and Coverage

Minimum lot size and maximum lot coverage requirements to be determined by the Planning Commission on a case specific basis in part based on product type, characteristics of the property and surrounding uses.

2. Setbacks

	RE, RR & R-1-½ Ac.	R-1 Zones (except R-1-1/2)
Setbacks from Project Perimeters:		
Adjacent to a Public Street	Same as base zone. The setback shall be fully landscaped and no fences or walls shall be permitted to encroach into the setback.	
Adjacent to Perimeter Property Lines	25 ft.	20 ft.
Setbacks within Project Boundaries (May be modified in conjunction with the PRD):		
Front Yard Setback	15 ft.	10 ft.
Side Yard Setback	5 ft.	5 ft.
Rear Yard Setback	15 ft.	10 ft.

3. Common Usable Open Space and Recreational Facilities

- a. A minimum of 500 square feet of usable common open space per dwelling unit is required. Examples include, but are not limited to the following: swimming pool, spa, community recreation room, sports courts for tennis, basketball, racquetball, volleyball, barbeque areas, community gardens or grassy play areas with a slope of less than 5 percent.
- b. The number and type of desirable amenities for a project will be determined on a case-by-case basis in proportion to the size and design of the project. Desirable amenities include, but are not limited to, the following:
 - (1) Multiple enclosed tot lots with multiple play equipment. The tot lots shall be conveniently located throughout the site. The number of tot lots and their location shall be subject to City Planning Commission review and approval;
 - (2) Pool and spa;
 - (3) Multi-purpose room equipped with kitchen, defined areas for games, exercises, recreation, entertainment, etc.;
 - (4) Barbeque facilities equipped with multiple grills, picnic benches, etc. The barbecue facilities shall be conveniently located throughout the site. The number of barbeque facilities and their locations shall be subject to Planning Commission review and approval;
 - (5) Court facilities (e.g. tennis, volleyball, basketball, etc.);
 - (6) Jogging/walking trails with exercise stations;

- (7) Community garden;
- (8) Theater;
- (9) Computer Room;
- (10) Exercise Room;
- (11) Golf course, putting green, etc.;
- (12) Passive recreational facilities tied to existing topographical features, with gazebos, benches, etc.;
- (13) Art pieces; and
- (14) Water features.

4. Private Open Space

- a. A minimum of 200 square feet per dwelling unit is required, with no dimension less than 10 feet.

5. Parking

- a. Parking shall be in accordance with Chapter 19.580 (Parking and Loading) with the following exceptions and additions:
 - (1) A minimum of 2 fully enclosed (garage) spaces are required per dwelling unit.
 - (2) A minimum of 1 guest space per 3 dwelling units is required. On-street parking may be credited toward this requirement. On-street parking is only allowed on a curb to curb street width of 28 feet or greater. Driveway spaces above shall not be counted toward these required guest spaces.
 - (3) Recreational vehicle parking. Recreational vehicle parking is prohibited on a residential lot. A separate recreational vehicle parking lot is permitted, subject to requirements for adequate screening, including a required 8-foot high block wall, and 5-foot landscape planters on all sides.

C. Standards for RC Zone Planned Residential Development

1. Lot Size

In order to promote clustering, lots shall be a minimum of one half (½) acre in size and clustered in the less steep portions of the site. Lot sizes not in compliance with the RC Zone standards will require a variance.

2. Lot Coverage

Maximum lot coverage requirements to be determined by the Planning Commission on a case specific basis based, in part, on product type, characteristics of the property and surrounding uses.

3. Height

Same as RC Zone (See Section 19.100.040, Residential Development Standards).

4. Setbacks

Same as RC Zone (See Section 19.100.040, Residential Development Standards).

5. Common Natural Open Space and Clustering

Section 19.780.050 A (Benchmark Density) sets forth the criteria for a PRD to qualify for the benchmark density in the RC Zone, including provision of valuable natural open space and wildlife habitat and a site plan layout sensitive to the natural topography, both for wildlife habitat and resource conservation as well as visual aesthetic purposes. There is no minimum standard, although each development is encouraged to set aside a substantial portion of the site toward natural open space.

6. Parking

A minimum of 2 fully enclosed (garage) spaces are required per dwelling unit.

D. Private Streets. Refer to private street standards in Title 18.210.

19.780.070 Common Ownership - Land or Improvements.

A. Covenants, Conditions and Restrictions (CC&R's)

Where a Planned Residential Development contains any land or improvement proposed to be held in common ownership, the applicant shall submit a declaration of covenants, conditions and restrictions (CC&R's) with the final map establishing a Home Owner's Association subject to City's Planning Division and the City Attorney's Office approval. Such declaration shall set forth provisions for maintenance of all common areas, payment of taxes and all other privileges and responsibilities of the common ownership. The CC&R's shall include provisions prohibiting the homeowners' association (HOA) from quitclaiming, selling or otherwise transferring the land held in common ownership to private property owners.

B. Amendments to CC&R's

The provisions of approved CC&R's shall not be amended without the prior approval of the Community Development Director or his/her designee and City Attorney who at his or her discretion may refer the matter to the Planning Commission. Requests for amendments to existing CC&R's shall be submitted to the Planning Division.

C. Maintenance

All private streets, walkways, parking areas, landscaped areas, storage areas, screening, sewers, drainage facilities, utilities, open space, recreation facilities and other improvements not dedicated to public use shall be maintained by the property owners. Provisions acceptable to the affected City Departments shall be made for the preservation and maintenance of all such improvements prior to the issuance of building permits.

D. Failure to Maintain Constitutes a Public Nuisance

All commonly-owned lots, improvements and facilities shall be preserved and maintained in a safe condition and in a state of good repair. Any failure to so maintain is unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community.

ARTICLE X: DEFINITIONS

19.910.010	Purpose and Applicability.
19.910.020	“A” Definitions.
19.910.030	“B” Definitions.
19.910.040	“C” Definitions.
19.910.050	“D” Definitions.
19.910.060	“E” Definitions.
19.910.070	“F” Definitions.
19.910.080	“G” Definitions.
19.910.090	“H” Definitions.
19.910.100	“I” Definitions.
19.910.110	“J” Definitions.
19.910.120	“K” Definitions.
19.910.130	“L” Definitions.
19.910.140	“M” Definitions.
19.910.150	“N” Definitions.
19.910.160	“O” Definitions.
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19.910.210	“T” Definitions.
19.910.220	“U” Definitions.
19.910.230	“V” Definitions.
19.910.240	“W” Definitions.
19.910.250	“X” Definitions.
19.910.260	“Y” Definitions.
19.910.270	“Z” Definitions.

Chapter 19.910

DEFINITIONS

19.910.010 Purpose and Applicability.

For the purposes of the Zoning Code, certain words, phrases and terms used herein shall have the meaning assigned to them by this Article, except that definitions derived from State and Federal regulations that are referenced herein shall have the meaning contained in the referenced regulations.

For general terminology used throughout the Zoning Code, refer to Section 19.060.030.A (Rules and Interpretations – Terminology). For terminology used in the Zoning Code but not defined in this Title, the definitions used elsewhere in the Riverside Municipal Code, the Uniform Building Code or accepted dictionaries of the English language shall govern.

19.910.020 “A” Definitions

Abandon

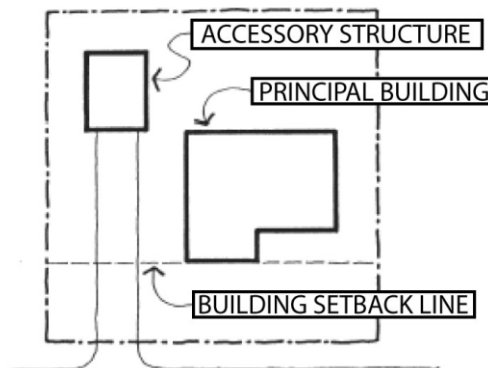
To cease to use, operate or occupy.

Abandoned sign

See [sign, abandoned](#).

Accessory building or structure

A building, part of a building or structure, portable building including a cargo container, pool, spa fence or wall that is subordinate to, and the use of which is incidental to, that of the main building, structure or use on the same lot.



Accessory dwelling unit

See [dwelling unit, accessory](#).

Accessory living quarters

Living quarters within an accessory building located on the same premises with the main building, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.

Accessory Use

A use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.

Acoustical Structure

Means a structure that would reduce noise emitted so as to be consistent with Title 7 - Noise Control of the Municipal Code

Acreage, gross	The total land area in acres within a defined boundary including any area for public rights-of-way, public streets and dedications of land for public use. <i>See definition in the General Plan.</i>
Acreage, net	That portion of gross acreage exclusive of public streets, rights-of-way and dedications of land for public uses. <i>See definition in the General Plan.</i>
Actual cost of removal	Means the cost incurred by the City for all costs associated with removal of private party signs from City-owned property and the public right-of-way, including City staff time as calculated and described in the City Fees and Charges Study and related Fees and Charges Schedule for City Services. (P07-0313)
Adult arcade	See 9.40.020 .
Adult bookstore	See 9.40.020 .
Adult cabaret	See 9.40.020 .
Adult Day Care Facility	See Day Care Facility – Adult
Adult Day Care Home	See Day Care Home – Adult
Adult hotel/motel	See 9.40.020 .
Adult motion picture theater	See 9.40.020 .
Adult theater	See 9.40.020 .
Adult-oriented business	Any business as defined in Chapter 19.250 of the Zoning Code and Chapter 9.40 of Title 9.
Advertising statuary	See sign, advertising statuary .
Agricultural field office	A building or mobile coach used to perform administrative and support services associated with the conducting of commercial agricultural enterprises on- or off-site, said services including bookkeeping, telephone and mail contact, employee dispatching and meeting, security and similar activities, but excluding residential use. This definition does not include similar uses conducted in the residence or a Agricultural field office permitted accessory building by the occupant of an agricultural property for the management of agriculture principally on that property.
Agricultural stand	In the RA-5 Zone, a stand for the sale of agricultural products produced or raised on the same premises.

Agricultural use

The use of land for the commercial or non-commercial purpose of planting, growing, raising, and harvesting of crops, livestock, or poultry; all of which shall be subject to any applicable state license, to a conditional use permit where required under this Code, and to the limitations and exclusions presented in this definition or as set forth for specific zones created under this Code.

"Planting, growing, raising, and harvesting" as applied to crops shall not be understood or construed to include milling, mulching, recycling, or other processing treatment of any kind.

Alcohol & drug free residential recovery home (sober living home)

"Alcohol and drug free residential recovery home" and "sober living home," shall mean the use of a residential, dwelling structure or unit for a cooperative living arrangement to provide an alcohol and drug free environment for persons recovering from alcoholism or alcohol and/or drug abuse who seek a living environment in which to remain clean and sober; and which demonstrates each of the following identifying characteristics that shall serve to distinguish the alcohol and drug free residential recovery home and sober living home, as a use of residential property, from similar land uses such as drug treatment facilities or community care facilities that are subject to state licensing requirements and from all other uses of residential property:

1. All residents, including live-in managers, operators, or owners, are recovering from alcohol and/or drug abuse;
2. All residents actively participate in legitimate programs, including, but not limited to, Alcoholics Anonymous (AA) or Narcotics Anonymous (NA) programs, and maintain current records of meeting attendance;
3. All owners, managers, operators, and residents observe and promote a "zero tolerance" policy regarding the consumption or possession of alcohol and controlled substances, except for prescription medications obtained and used under direct medical supervision;
4. There is a written policy dealing with the use of drugs or alcohol;
5. Owners, operators, managers and residents do not provide on-site any of the following services as they are defined by Section 10501(a)(6) of Title 9, California Code of Regulations:
 - a. detoxification;
 - b. educational counseling;
 - c. individual or group counseling sessions;
 - d. treatment or recovery planning;
 - e. treatment or recovery planning;

6. The number of residents subject to the sex offender registration requirements of Penal Code Section 290 does not exceed the limit set forth in Penal Code Section 3003.5, and does not violate the distance provisions set forth in Penal Code Section 3003;
7. Residents do not require non-medical care and/or supervision as those terms are defined at Health & Safety Code Section 1503.5 and Section 80001(c)(3) of Title 22 of the California Code of Regulations;
8. The operators and/or residents maintain current membership in a recognized nonprofit organization of sober living homes that provide a credible quality assurance service for applicants or members or have received a sober living home certification from the State of California Department of Alcohol and Drug Programs; and
9. Owners, managers, operators, and residents ensure that the property and its use comply with all applicable state and local laws.

Alcohol or Drug Abuse Recovery or Treatment Facility

Any facility, building or group of buildings which maintained and operated to provide 24-hour residential nonmedical alcoholism or drug abuse recovery or treatment services.

Alcohol Sales - Off-site

The sale of beer and wine (off-sale beer and wine) or of all types of alcoholic beverages, including beer and wine (off-sale general), in their original, sealed containers for consumption off the premises.

Alcohol Sales - On-site

The sale of beer and wine (on-sale beer and wine) or of all types of alcoholic beverages, including beer and wine (on-sale general), for consumption on the premises.

Alley

A public or City approved private way permanently reserved as a secondary means of access to abutting property.

Animal, domestic

A small animal of the type generally accepted as a pet, including dog, cat, rabbit, songbird, rodent, and the like, but specifically excluding chickens, ducks, geese, hoofed animals, swine (except pot-bellied pigs) and any other non-domestic animal.

Animal, Non-domestic

Any animal other than a domestic animal typically kept in a coop, corral, stable, or pen, including but not limited to equine (e.g., horses, donkeys and llamas), bovine, porcine and ratite (e.g., ostrich, emu and rhea) species and any variety of fowl.

Antenna

A system of wires, poles, rods, reflecting discs or similar devices used for the transmission, reception or both of electromagnetic radiation waves.

Antenna, amateur radio	Any antenna used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communication Commission (FCC).
Antique Store	A place offering, antiques for sale. An antique, for the purposes of this Code, shall be a work of art, piece of furniture, decorative object, or the like, of or belonging to the past, at least 30 years old.
Apartment house	Any building, or portion thereof, that is designed, built, rented, leased, let or hired out to be occupied, or that is occupied as a home or residence of two or more households living independently of each other and doing their own cooking in an independent unit of said building, and shall include flats and apartments. See also dwelling unit, multi-family .
Apartment project, community	See community apartment project .
Approving Authority	The designated authority responsible for the review and action on land use and development permits and approvals.
Appurtenance	A subordinate or adjunct portion of a structure.
Arcade	An establishment containing four or more electronic amusement devices, such as video games, pinball machines, internet computer cafes and the like. This definition shall not apply to restaurants or recreational premises, such as bowling alleys or skating rinks, where an arcade is clearly incidental to the primary use and providing less than 25% of its gross revenue.
Architectural element	A design element incorporated into a freestanding sign for the purpose of making the sign reflect the architecture of the building(s) that house(s) the establishments(s) it identifies.
Area of a sign	See sign, area .
Article of information	See sign, article of information .
Articulation	Clear and distinct separation between design elements such as materials, walls and architectural details. <i>See definition in Citywide Design Guidelines.</i>
Assemblies of People - Entertainment	A use or indoor facility that provides for the gathering of more than 10 people on a regular or intermittent basis, whereby the purpose of the use or facility is to provide passive or active entertainment - for a fee or for no fee - for those people so assembled. Examples include but are not limited to assembly halls, banquet halls, live theaters, movie theaters, sports facilities, exhibitions and convention halls, auditoriums not associated with another primary permitted use and dance facilities. (See also Entertainment – Incidental).

**Assemblies of People -
Non-Entertainment**

A use or indoor facility that provides for gathering of more than 10 people on a regular or intermittent basis, whereby the purpose of the use or facility is to provide a location for meetings or congregations for those people so assembled. Examples include but are not limited to religious assemblies, clubs, fraternal service organizations. Schools, Day Care Centers, Dwelling Units, and Temporary Emergency Shelters may be allowed as incidental uses.

**Assemblies of People -
Non-Entertainment -
Storefront**

An assemblies of people - non-entertainment located within an existing building in a multi-tenant industrial, commercial or office-complex where such tenant space does not exceed 4,000 square feet.

Assembly hall

A structure for groups of people to gather for an event or regularly scheduled program. Places of public assembly include but are not limited to arenas, religious institutions, lecture halls, banquet facilities and similar facilities.

Assisted living facility

A special combination of housing, supportive services, personalized assistance and health care designed to respond to the individual needs of persons who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational and other facilities with separate bedrooms or living quarters, where the emphasis of the facility remains residential. *See definition in General Plan.*

Association

A nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.

Attic

The uninhabitable space between the upper surface of the top floor and the roof above. An attic is not a covered story.

Auction house

A business operating either as a full time enterprise or temporary use, involved in the public sale of property to the highest bidder.

Auditorium

A stand-alone room, hall, or building used for public gatherings. For the purpose of this definition, an auditorium associated with a permitted educational facility is not considered a stand-alone room, hall, or building.

Average natural slope

The average natural inclination of the ground surface of a lot or parcel expressed as a percent and as measured by the following formula:

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

Where:

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

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

Aviary

Any place where more than 15 domestic and/or non-domestic birds are kept outside.

19.910.030 “B” Definitions.**Bail bonds facilities**

A facility that provides bail bonds, documents that ensure to the court system that a person facing charges, and who typically is in jail, will appear for future court appointments if released.

Banner

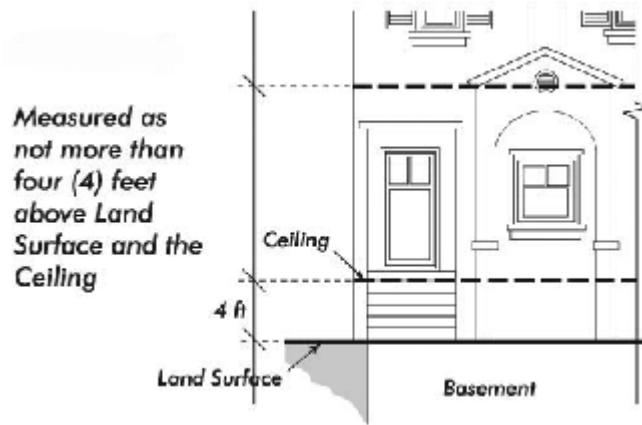
See [sign, banner](#).

Bar

An area primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.

Basement

A building story partly or totally underground. For purposes of building height regulations contained in this Title, a basement is not considered a story if the ceiling of the basement is four feet or less above the elevation of the lowest point of the surface of the land at the perimeter of the structure.

**Bathroom**

A room equipped with a toilet, sink and shower or bathtub.

Bathroom, Half

A bathroom which contains only a toilet and sink, and does not contain a bathtub or shower.

Batting cages

A structure that needs to comply with all Code requirements (i.e., setbacks, design of light standards).

Bed and breakfast inn

A building or buildings originally constructed for residential purposes, managed and occupied by the owner of record for the property, in which paying guests may be lodged, including meal service, for up to 30 days.

Bedroom

Any habitable room, with or without a closet, along an exterior wall, regardless of its designation on building plans that functions as, or may function as, a sleeping quarters and meets the minimum requirements of the Uniform Building Code for sleeping quarters or bedrooms. Offices, dens, studies, studios, lofts, game rooms, and any other conditioned rooms along an exterior wall will be considered to be bedrooms. This definition does not include living rooms, family rooms, dining rooms, kitchens, foyers, or bathrooms.

Bench sign

See [sign, bench](#).

Beer

See [brewery, beer](#)

Beverage container

Any individual bottle, can, jar, carton or similar receptacle that is redeemable pursuant to the California Beverage Container Recycling and Litter Reduction Act of 1986 and any other aluminum beverage container.

Beverage container, recycling facility

See [recycling facility, beverage container](#).

Billboard	See <u>sign, billboard</u> .
Billiard Parlors	A building or portion thereof having within its premises three or more pool tables or billiard tables, or combination thereof, regardless of size, and whether activated manually or by the insertion of a coin, token or other mechanical device.
Block	An area of land within a subdivision entirely bounded by streets, or bounded in part by streets and in part by the exterior boundary of the subdivision. See <i>definition in Title 18</i> .
Boardinghouse	The rental of a residence/dwelling, other than a hotel/motel/long-term stay, wherein a room or rooms, with or without individual or group cooking facilities, are rented to five or more individuals under separate rental agreements or leases, either written or oral, or implied, with an owner; an owner's agent, representative or manager; a tenant; resident; or occupant; whether or not an owner, an owner's agent, representative or manager, or family thereof is in residence. The definition does not include <u>assisted living facility</u> where medical services are involved or <u>group housing or homes</u> .
Boarding of Animals	Any kennel where pet animals owned by another person are temporarily boarded for pay, trade, barter, commission or remuneration of any sort; provided, however, this definition shall not apply to zoos or to animal hospitals operated by veterinarian duly licensed under the law
Body piercing	The creation of an opening in the body of a human being for the purpose of inserting jewelry or other decoration. This includes, but is not limited to, piercing of an ear, lip, tongue, nose, naval or eyebrow. Body piercing does not include piercing an ear with a disposable single-use stud or solid needle that is applied using a mechanical device to force the needle or stud through the ear a method commonly used in jewelry and department stores to pierce ears.
Brew-On-Premises	See <u>brewery, brew-on-premises</u> .
Brewpub	See <u>brewery, brewpub</u> .
Brewery	A facility that produces beer.
Brewery, Beer	An alcoholic beverage obtained by the fermentation of any infusion or decoction of barley, malt, hops, or any other similar product, or any combination thereof in water, and includes ale, porter, brown, stout, lager beer, small beer, and strong beer but does not include sake, known as Japanese rice wine. (Section 23006 Business and Professions Code)

Brewery, Brew-On-Premises

A do-it-yourself brewery (facility) where customers produce craft style beer or wine on the premises of a brewery or microbrewery. Clients may purchase the ingredients, rent the equipment, time and space, and are provided assistance by the on-site brewmasters. Beer brewed and/or Wine made by a customer may not be sold and must be used by the customer for personal or family use.

Brewery, Brewpub

A restaurant with a microbrewery as an accessory use where the beer it produces is sold in draft form exclusively at its own premises. This operation may sell other supplier's beer, including other hand - crafted or micro - brewed beers as well as wine to patrons for consumption on its premises. The premises is defined as a "bona fide public eating place" by the State of California Department of Alcoholic Beverage Control. Off-sale of alcoholic beverages shall be limited to beers brewed on-site.

Brewery, Distilled Spirits

An alcoholic beverage obtained by the distillation of fermented agricultural products, and includes alcohol for beverage use, spirits of wine, whiskey, rum, brandy, and gin, including all dilutions and mixtures thereof. (Section 23005 Business and Professions Code).

Brewery, Distillery

A facility which manufactures distilled spirits.

Brewery, Homebrew

The manufacturing of beer for personal or family use, not for sale, within a private residence by a person over 21 years of age. The aggregate amount of beer with respect to any household shall not exceed the limits established by Section 23356.2 Business and Professions Code, currently (1) 200 gallons per calendar year if there are two or more adults in the household or (2) 100 gallons per calendar year if there is only one adult in the household.

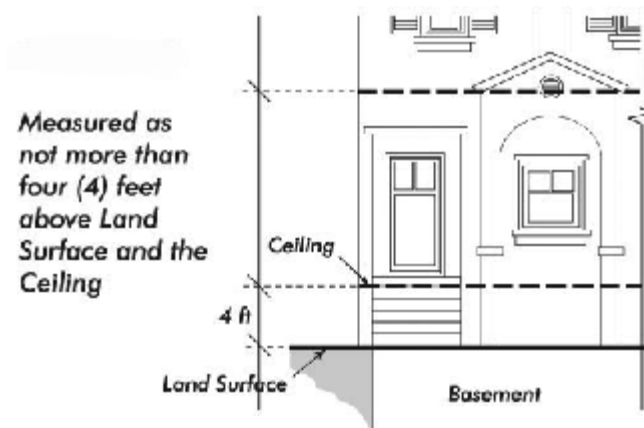
Brewery, Micro-brewery

A small-scale brewery (facility) that produces 15,000 barrels of beer per year or less. Its beer products are primarily intended for local and/or regional consumption. These operations are solely dedicated to the production of specialty or craft beers.

Brewery, Wine

An alcoholic beverage obtained from normal alcoholic fermentation of the juice of sound ripe grapes or other agricultural products containing natural or added sugar or any such alcoholic beverage to which is added grape brandy, fruit brandy, or spirits of wine, which is distilled from the particular agricultural product or products of which the wine is made and other rectified wine products and by whatever name and which does not contain more than 15 percent added flavoring, coloring, and blending material and which contains not more than 24 percent of alcohol by volume, and includes vermouth and sake, known as Japanese rice wine. (Section 23007 Business and Professions Code)

Brewery, Winery	A facility that engaged in the conversion of grapes, berries, or other fruit into wine and is engaged in the production of wine.
Building	See the definition of “building” as defined in Title 16 .
Building area	The sum in square feet of the ground area occupied by all buildings and structures on a lot.
Building frontage	See frontage, building .
Building height	The vertical distance measured from the highest point of the roof or parapet wall of the uppermost story to the average elevation of the highest and lowest point of the ground covered by the foundation of the building.



Building line	See setback building line, front , setback building line, rear or setback, building line, side .
Building Materials Supply Stores (Wholesale with Ancillary Retail Sales)	Any facility specializing in the wholesale of building and construction materials (e.g. lumber, irrigation, plumbing, electrical, etc.) with ancillary retail sales in an area not to exceed 20,000 square feet or 50% of the total area of the primary building or lease space, whichever is less.
Building pad	A relatively flat site, having a grade of five percent or less, that is designed to be occupied by buildings and is prepared by artificial means, including grading, excavating, filling or any combination thereof.
Building principal	See principal, building .
Building projection	Part of a building or structure that is allowed to encroach into the required setback.
Building setback line, front	See setback building line, front .
Building setback line, rear	See setback building line, rear .
Building setback line, side	See setback, building line, side .

Building sign	See sign, building .
Building site	See site, building .
Building story	See story, building .
Building wall	The vertical, exterior surface of a building or structure. See <i>definition in Design and Sign Guidelines</i> . For purposes of Chapter 19.620 (General Sign Provisions) and Chapter (19.625 Private Party signs on City-Owned Property and the Public Right-of-Way) an exterior building wall is any wall or element that defines the exterior boundaries or courts of a building and that has a slope of 60 degrees or greater with the horizontal plane.
Bulk storage	The warehousing of materials or finished goods in an enclosed structure.
Business day	A day on which City Hall is open to the public.
Bus Stop	A bus stop is generally characterized as a single point of access to and from a local bus line that stops to pick up or deposit passengers at regular and generally short time periods or headways, and is not completely enclosed.
Bus terminal	A passenger station for publicly or privately operated bus lines. A bus terminal is generally a major destination point and characterized as a transfer point between local bus lines or other modes of transportation and intercity and interstate bus operations. A bus terminal may or may not include indoor operational facilities. A bus stop is not a bus terminal.
Business	Any lawful commercial endeavor to engage in the manufacturing, purchase, sale, lease or exchange of goods and/or the provision of services.
Buy-back recycling center	See recycling center, buy-back .

19.910.040 “C” Definitions

California beverage container recycling center	See recycling center, California beverage container .
Canopy	A fixed overhead shelter used as a roof that may or may not be attached to a building. See <i>definition in Design and Sign Guidelines and the Downtown Specific Plan</i> .
Canopy sign	See sign, canopy .
Caretaker living quarters, agricultural	A dwelling unit located on a property that is a subsidiary use to the principal dwelling unit situated on that property

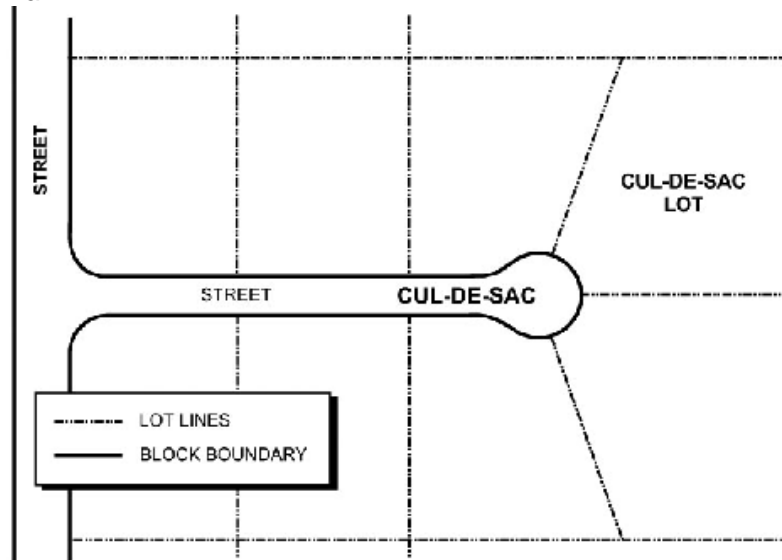
Caretaker living quarters, dwelling unit	A single-family dwelling unit accessory to an agricultural, professional, commercial or industrial use for occupancy by the owner/caretaker.
Caretaker living quarters, during construction	Temporary living quarters located on a property whereon a building permit has been lawfully issued to construct a permanent building. The temporary quarters may be used for residential or sleeping purposes during construction and may be situated in a trailer, motor home or mobile home.
Cargo container	A standardized, reusable vessel that is or appears to be: (1) originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; or (2) designed for or capable of being mounted or moved on a rail care; or (3) designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship.
Carport	An accessory building open on at least one side designed or used for shelter or storage of vehicles.
Carwash	See vehicle wash facility .
Cemetery	Any property used for the burial or internment of the dead, including crematories, mausoleums, columbaria, mortuaries or chapels operated in connection with and located within the cemetery grounds.
Center, multi-tenant site or center	See complex, commercial .
Center, shopping	Same as complex, commercial .
Check cashing facilities	A person or business that for compensation engages, in whole or in part, in the business of cashing checks, payday advances, warrants, drafts, money orders or other commercial paper serving the same purpose. "Check cashing facilities" do not include a State or Federally chartered bank, savings association, credit union or industrial loan company. "Check cashing facilities" do not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cash checks or issue money order for minimum flat fee as a service that is incidental to its main purpose or business.
Child care center	See day care center .
Christmas tree lot	A retail sales operation, generally conducted wholly outdoors, that offers for sale on a temporary, limited basis Christmas trees and related holiday items such as wreaths and Christmas tree stands.
Church	See religious assembly .

Circus	A temporary outdoor amusement center, either involving use of special purpose equipment or conducted by professional operators, or both, and where activities include such things as rides, exhibitions, food service, sales or small-scale games.
Clear visibility triangle	An area of clear cross-visibility at an intersection unobstructed by structures or landscaping. Clear-visibility triangles are located at any corner formed by the intersection of two streets. The required clear cross-visibility area shall be a triangle having two sides fifteen-feet long extending along the curb line of each street.
Clinic, medical or dental	As used in this Title, "clinic" is defined in Sections 1200-1209 (California Health and Safety Code). A clinic is an organized outpatient health facility that provides direct medical, surgical, dental, optometric, podiatric, psychological advice, services, or treatment to patients who remain less than 24 hours, and that may also provide diagnostic or therapeutic services to patients in the home as an incident to care provided at the clinic facility.
Closet	An ancillary area within a dwelling that is clearly intended for storage.
Club	A nonprofit association of persons who are bonafide members paying dues, use of premises being restricted to members and their guests, but not including "nightclub" groups organized primarily to render a service that is customarily carried on as a business.
Coach, commercial	See commercial coach .
Combustible	See Fire Code.
Commerce	See business .
Commercial coach	A vehicle with or without motive power designed and equipped for human occupancy for professional, commercial or industrial purposes, including a mobile home.
Commercial complex	See complex, commercial .
Commercial mascot	A person or animal costumed or decorated to function as a commercial advertising device. Includes sign twirlers, sign clowns and persons or animals holding or supporting signs.
Commercial message	See message, commercial .
Commercial speech	See message, commercial .
Commercial sign	See sign, commercial .

Commercial storage	A commercial land use consisting of the rental of space for the storage of personal property (mini-warehouse or self-storage) and the storage of recreational vehicles. An industrial warehouse is not considered commercial storage.
Common area	Land amenities, parts of buildings, central services and utilities and any other elements, facilities or spaces owned and used by all unit owners and designated in the master deed as common elements.
Common Living Area	A common area or communal space within a residential unit that is intended to be shared by all occupants. Common Living Area is the Dwelling Area of a structure, not including hallways, storage areas, bathrooms, and bedrooms.
Common interest development	Any of the following: 1) a community apartment project; 2) a condominium project; 3) a planned development; or 4) a stock cooperative.
Common usable open space	Open areas within a multiple-family or planned residential development project that are to be used for scenic, landscaping or recreational purposes by all the residents of the project. Common usable open space does not include land occupied by streets, driveways, parking areas, service areas, discrete landscape planters or required front and street side yards; provided, however, that land occupied by recreational structures and facilities may be counted as common usable open space.
Community apartment project	A development in which an undivided interest in land is coupled with the right of exclusive occupancy of any apartment located thereon (California Civil code § 1351 (d)). <i>See definition in Title 18.</i>
Community & Economic Development Director	The individual designated to act as the Administrator for certain matters according to the procedures set forth in the California Government Code and this Title.
Complex, commercial	A group of three or more commercial uses on a single parcel or contiguous parcels that function as a common commercial area including those which utilizing common off-street parking and access.
Complex, industrial	A group of three or more industrial uses on a single parcel or contiguous parcels, that function as a common industrial area including those which utilizing common off-street parking and access.
Complex, office	A group of two or more office uses on a single parcel or contiguous parcels, that function as a common office area including those utilizing common off-street parking and access.

Conditional use	A use that, because of special requirements or characteristics, may or may not be allowed in a particular zoning district only after review by the Approving Authority and the granting of conditional use permit approval imposing such conditions as necessary to make the use compatible with other uses permitted in the same zone or vicinity. Conditional use permits are issued for uses of land and may be transferrable from one owner of the land to another.
Conditional use permit	A discretionary permit issued by the City authorizing establishment and operation of a conditional use at a particular location.
Condominium	An estate in real property consisting of an undivided interest in common in a portion of a parcel in real property, together with a separate interest in the space in a residential, industrial or commercial building on such real property such as an apartments, office or store. <i>See definition in Title 18 and the General Plan.</i>
Condominium conversion	The conversion and/or subdivision of a single-ownership parcel of existing improved real property into a form of ownership for residential, commercial or industrial purposes involving the right of exclusive occupancy or separate ownership of individual units, including but not limited to condominiums, community apartments, stock cooperatives or planned unit developments. This includes any single-ownership parcel whose individual units are presently or at any time in the past were rented or leased individually. <i>See definition in Title 18 and the General Plan.</i>
Condominium project	A development consisting of condominium units established in conformance with State law. <i>See definition in Title 18 and the General Plan.</i>
Condominium subdivision plan	The drawings attached to the master deed for a condominium subdivision project that describe the size, location, area, horizontal and vertical boundaries, and volume of each condominium unit contained in the condominium subdivision project as well as the nature, location and size of common elements. <i>See definition in Title 18.</i>
Construction caretaker housing	See caretaker living quarters during construction .
Construction period sign	See sign, construction period .
Convalescent home	A facility that provides nursing services and custodial care on a 24-hour basis for individuals who for reasons of illness, physical infirmity or advance age, require such services.
Convenience store	See store, mini-mart .

Convenience zone	Any geographic area designated by the California Department of Conservation as requiring the presence of one or more recycling facilities, mobile recycling units or reverse vending machines pursuant to the California Beverage Container Recycling and Litter Reduction Act of 1986.
Corner lot	See lot, corner .
Corridor access lot	See lot, flag .
Court	An uncovered area partly or wholly enclosed by buildings or walls and used primarily for supplying access, light, and air to abutting buildings.
Covenants, conditions and restrictions (CC&RS)	A set of private agreements written and agreed to by a group of property owners that sets down certain rules and regulations governing the development and use of their properties. The CC&R's may also reflect certain conditions and restrictions imposed and enforced by the City.
Crowing Fowl	Means any rooster, peacock, goose, duck, guinea fowl, or any other fowl which by their sound or cry unreasonably disturb the peace and quiet of the neighborhood.
Crowing Rooster	Means any male chicken two (2) months of age or older.
Cul-de-sac	A street having only one outlet for vehicular traffic and ending in a turnaround. <i>See definition in Title 18 and the General Plan.</i>



Curb line	The line of the face of a curb nearest to the street or roadway.
Cyber café	See arcade .

19.910.050 “D” Definitions

Day care center - child	A child day care facility other than a family day care home, including infant centers, extended day care facilities and school-age child care centers. (see California Health and Safety Code Section 1596.76).
Day care center - Adult	A facility that provides supervision and non-medical care for more than 6 adults, including elderly persons, on a less than 24-hour basis.
Day care home - adult	A home that provides supervision and non-medical care to 6 or fewer adults, including elderly persons, in the provider's own home, on a less than 24-hour basis.
Day care home, family	A home that regularly provides care, protection and supervision for fourteen (14) or fewer children, in the provider's own home, for periods of less than 24 hours per day, while parents or guardians are away, and is either a large family day care home or a small family day care home (see California Health and Safety Code Section 1596.78 a).
Day care home, large family	<p>A home that provides family day care for seven (7) to twelve (12) children, inclusive, including children under the age of ten (10) years who reside at the home and can go up to fourteen (14) children if all of the following conditions are met:</p> <ol style="list-style-type: none">(1) At least one (1) child is enrolled in and attending kindergarten or elementary school and a second child is at least six (6) years of age.(2) No more than three (3) infants are cared for during any time when more than twelve (12) children are being cared for.(3) The licensee notifies a parent that the facility is caring for two additional school-age children and that there may be up to thirteen (13) or fourteen (14) children in the home at one time.(4) The licensee obtains the written consent of the property owner when the family day care home is operated on property that is leased or rented (see California Health and Safety Code Section 1596.78 b and Section 1597.465).

Day care home, small family

A home that provides family day care for up to six (6) children, including children under the age of ten (10) years who reside at the home and can go up to eight (8) children in all of the following conditions are met:

- (1) At least one (1) child is enrolled in and attending kindergarten or elementary school and a second child is at least six (6) years of age.
- (2) No more than two (2) infants are cared for during any time when more than six (6) children are cared for.
- (3) The licensee notifies each parent that the facility is caring for two (2) additional school-age children and that there may be up to seven (7) or eight (8) children in the home at one time.
- (4) The licensees obtain the written consent of the property owner when the family day care home is operated on property that is leased or rented (see California Health and Safety Code Section 1596.78 c and Section 1597.44).

Department store

See [store, department](#).

Design flood

See [flood, design](#).

Designated floodway

See [floodway, designated](#).

Development

As used in this Title, "Development" has the meaning of Section 65927 (California Government Code or CGC) and is also any human-caused change to improved or unimproved real estate that requires a permit or approval from any agency of the City or County, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations and storage of materials. "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations that are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511 of the Public Resources Code). As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. "Development" does not mean a "change of organization", as defined in Section 56021 (CGC) or a "reorganization", as defined in Section 56073 (CGC). *See definition in the General Plan.*

Development Review Committee

The Development Review Committee (DRC) is comprised of representatives from various City Departments having Approval Authority for certain development projects, pursuant to the Riverside Municipal Code. The DRC includes the City Planner, Building Official, and City Engineer or designee(s), as well as representatives from Public Utilities, Parks and Recreation, Police and Fire Departments. The DRC also serves as a recommending body to the Planning Commission on applications for discretionary land use entitlements. The DRC shall be chaired by the City Planner or designee.

Directional sign

See [sign, directional](#).

Directory sign

See [sign, directory](#).

Discretionary decision	Decisions that require the exercise of judgment or deliberation when the Approving Authority decides to approve or disapprove a particular activity, as distinguished from situations where the City individual, Board, Committee, Commission or Council merely has to determine whether there has been conformity with applicable statutes, ordinances or regulations.
Distilled Spirits	See <u>brewery, distilled spirits.</u>
Distillery	See <u>brewery, distillery.</u>
Domestic animal	See <u>animal, domestic.</u>
Donation collection bin	An outdoor receptacle made of metal, steel or a similar product, designed to allow the general public to donate unwanted but reusable items for charitable purposes.
Dormitory	A building intended or used principally for sleeping accommodations where such building is related to an educational or public institution, including religious institutions.

Downtown Arts and Entertainment District

An area intended to serve as a major, concentrated center of cultural and entertainment uses serving the City and surrounding communities. It consists of all commercially zoned land within an area bounded by properties south of Third Street, west of State Route 91 (the Riverside Freeway), north of properties fronting both sides of Fourteenth Street and east of properties fronting both sides of Market Street.



- Drive-thru business**

A business (such as a bank or restaurant) that is designed so that customers can be served while remaining in their cars.
- Driveway**

A private roadway providing access for vehicles to a parking space, garage, dwelling or other structure. *See definition in Title 18.*
- Driveway, Hollywood**

Driveway with a middle planting strip to minimize paved access. *See definition in the Downtown Specific Plan.*
- Drop-off recycling center**

See [recycling center, drop-off](#).
- Drug store**

A business where drugs, medicines and other sundries are dispensed and sold.
- Dwelling**

A building or portion thereof designed for or occupied exclusively for residential purposes, including single-family and multiple family dwellings, but not including hotels, motels, boarding and lodging houses.

Dwelling Area	The total combined floor area of a Dwelling Unit intended for human habitation. Dwelling Area shall not include garages, carports, patios, sheds, or other similar spaces.
Dwelling unit	Two or more rooms in a dwelling designed for or occupied by one family for living or sleeping purposes and having only one kitchen. <i>See definition in the General Plan.</i>
Dwelling unit, accessory	An attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons which is located on the same lot as permitted primary use. An accessory dwelling unit may also include the following: <ul style="list-style-type: none"> A. An Efficiency Unit as defined in Section 17958.1 of the Health and Safety Code. B. A Manufactured Home, as defined in Section 18007 of the Health and Safety Code.
Dwelling unit, caretaker	See caretaker living quarters .
Dwelling unit, manufactured	A mobile home or manufactured house constructed in full compliance with the National Mobile Home construction and Safety Standards Act intended for occupancy by a single family installed on a permanent foundation in conformance with applicable Zoning regulations.
Dwelling unit, motor home, RV, camper, trailer, etc.	A structure standing on wheels used for short term human occupation.
Dwelling unit, multi-family	A building, or portion thereof, designed for occupancy by two or more families living independently of each other and containing two or more dwelling units. See also apartment house . <i>See definition in the Downtown Specific Plan and the General Plan.</i>
Dwelling unit, single-family	A dwelling designed for occupancy by one family and located on one lot delineated by front, side and rear lot lines. <i>See definition in the Downtown Specific Plan.</i>
Dwelling unit, single-family, attached	Two or more dwelling units, each owned in fee and located on individual lots but joined along a single lot line, each of which is totally separated from the other by an unpierced wall extending from ground to roof. <i>See definition in the Downtown Specific Plan and the General Plan.</i>
Dwelling unit, single-family, detached	A dwelling unit owned in fee and located on an individual lot that is not attached to any other dwelling unit by any means. <i>See definition in the General Plan.</i>

Easement	A recorded right or interest in the land that belongs to someone else, that entitles the holder thereof to some use, privilege or benefit out of or over said land. <i>See definition in the General Plan.</i>
Efficiency unit	See dwelling unit , accessory
Electronic message center sign	See sign, electronic message center .
Emergency shelter	See Shelters, Emergency
Entertainment	Except as specifically exempted in this Title, "entertainment" means any live entertainment, dancing, disc-jockey-hosted music, night clubs, comedy clubs and entertainment clubs.
Entertainment, incidental	Entertainment provided not as the principal means of business, such as a piano and guitar player providing background music within a bar or restaurant or karaoke sing-alongs provided none of the above involve a stage or any dancing.
Entertainment venue, public	A publicly owned or operated facility or any privately operated amusement park that regularly hosts entertainment events open to the general public.
Equipment (large) sales and rentals	Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, agricultural implements and similar industrial equipment and the rental of mobile homes. Included in this use type is incidental storage, maintenance and servicing of such equipment.
Equipment (small) sales and rental	Establishments primarily engaged in the sale or rental of small hand operated and human driven tools, compressors, agricultural implements and similar industrial equipment. Included in this use type is incidental storage, maintenance and servicing of such equipment.
Establishment	A non-residential use of land involving structures that are subject to a building permit requirement. By way of example and not limitation, "establishment" includes businesses, schools, churches, hospitals, factories, houses of worship, professional offices, etc.
Explosive	See the Fire Code as currently adopted by the City.
Exterior building wall	See building wall .

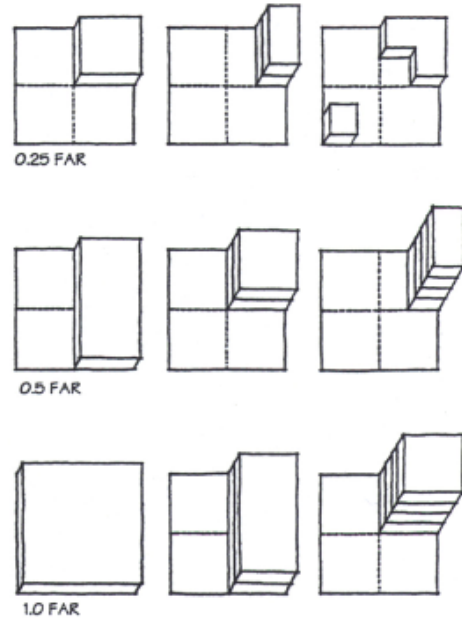
19.910.070. "F" Definitions.

Facade	The exterior wall of a building exposed to public view. <i>See definition in the Design and Sign Design Guidelines.</i>
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Family	Any individual or group of individuals living together, in a dwelling unit as a single housekeeping unit. Family does not include larger institutional group living situations, such as in a boarding house or hotel/motel/long-term stay.
Farm	Property used for growing or raising agricultural products, including related structures and living quarters and dwellings thereon.
Farmers market, certified	A marketplace, either indoors or out-of-doors, that has been issued a direct marketing certificate by the County Agricultural Commissioner indicating that the marketplace is a certified farmers' market.
Fence	A solid or open barrier, other than a wall, located above ground and intended to enclose, screen or mark a boundary.
Financial institution	An establishment or facility for the custody, loan, exchange or issue of money, for the extension of credit and for transmission of funds.
Flag	See sign, flag .
Flag lot	See lot, flag .
Flammable	See the Fire Code as currently adopted by the City.
Flood, design	The selected flood against which protection is provided, or eventually will be provided, by means of flood protective or control works.
Flood, one-hundred-year	See one-hundred-year flood .
Flood-proofing	Any combination of structural and nonstructural additions, changes or adjustments to properties and structures, primarily for the reduction or elimination of flood damage to lands, water and sanitary facilities, structures and contents of buildings.
Floodway, designated	The channel of a stream and that portion of the adjoining floodplain required to reasonably provide for the construction of a project for passage of the design flood including the lands necessary for construction project levees.
Floor-area	The sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls, or from the centerline of walls separating two buildings. "Floor area" includes the area of basements when used for residential, commercial or industrial purposes, but need not include a basement or portion of a basement used for storage or the housing of mechanical or central heating equipment.

Floor-area ratio (FAR)

The floor area of the building or buildings on a site or lot divided by the area of the site or lot. Parking Structures are not included in the floor area calculation. For projects within the Downtown Specific Plan Area, see definition in the Downtown Specific Plan.

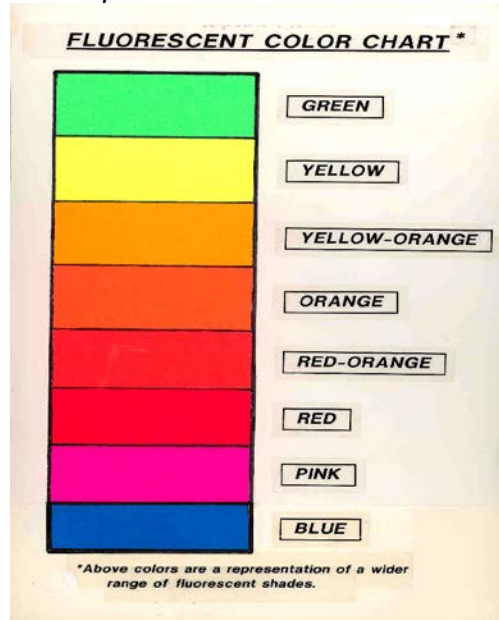


Examples of floor area ratios

Exhibit from DSP

Fluorescent colors

The range of colors created through a synthetic pigmentation process in which ultraviolet light is absorbed and emitted at a different range within the color spectrum of the individual colors. The prohibited colors are listed on the fluorescent color chart as adopted by the City, are kept on file in the Planning & Building Department. The colors shown below represent a wider range of fluorescent shades. See *definition in the Downtown Specific Plan*.



For an accurate representation of these colors see the sample board on file in the Planning & Building Department under case AM-008-945. A sample board is kept for reference at the public information counter.

Food service business

See [restaurant, food service business](#).

For sale, rental or lease sign

See [sign, for sale, rental or lease](#).

Fraternity or sorority house

A building rented, occupied or owned by a general or local chapter of some regularly organized college fraternity or sorority or by or on its behalf by a building corporation or association composed of members or alumni thereof, and occupied by members of the local chapter of such fraternity or sorority as a place of residence.

Freeway

A divided highway for through traffic with full control of access, with grade separations at all intersections and in respect to which the owners of abutting lands have no direct right or easement of access to or from their abutting land. A freeway is not a street for the purposes of this Title. A road is not excluded from this definition if a toll is charged to enter or leave it. See *definition in Title 18*.

Freeway exit	Any location along a freeway where an exit ramp or exit ramps exist.
Front lot line	See lot line, front .
Frontage	That portion of a structure facing a public street and from that the address is normally taken. <i>See definition in the Design Guidelines.</i>
Frontage, building	For the purpose of calculating sign areas, "building frontage" means the linear measurement of exterior walls enclosing interior spaces that are oriented to and most nearly parallel to public streets, public alleys, parking lots, malls or freeways. <i>See definition in the Sign Design Guidelines.</i>
Frontage, major street	The street frontage from which the majority of the pedestrian or vehicular traffic is drawn or toward which the building or buildings are oriented for primary visual impact. Each commercial complex or shopping center shall be allowed to designate only one major street frontage. Where no single street frontage can be identified as the major street frontage, or in cases of dispute as to which street frontage is the major street frontage, the Community & Economic Development Director or his/her designee shall designate the major street frontage in conjunction with the review of proposed signs.
Frontage, secondary street	A street frontage other than a major street frontage.
Fuel systems - private (above ground tanks)	That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispersed for private use.

19.910.080. "G" Definitions.

Garage, private	A completely enclosed accessory building or accessory portion of the main building used for shelter or storage of vehicles.
General Plan	The General Plan of the City of Riverside, adopted pursuant to the California Government Code Section 65301 et seq. and adopted by the Riverside City Council. <i>See definition in the General Plan.</i>
Glare	Any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.
Granny Flat	See accessory living quarters.
Gross acreage	See acreage, gross .

Group housing or home Any living situation including motels and hotel buildings that are not for temporary use, that accommodates unrelated individuals, and may include but not be limited to the following types of facilities: (1) licensed alcohol and drug treatment facilities; (2) licensed board and care homes for the elderly including convalescent or rest homes and nursing homes; (3) licensed homes for minor children; (4) licensed homes for mental patients; (5) licensed homes for the developmentally disabled; and (6) single- room occupancy (SRO) projects. Group housing would typically involve a living arrangement where either support services are provided to the occupants, where cooking, living or support sanitary facilities are shared in common between the occupants or where there is a formal program establishing rules of conduct and purpose of the facility. *See definition in the General Plan.*

Guest house See [Accessory](#) living quarters.

19.910.090. “H” Definitions.

Habitable floor area As defined in the [Building Code](#) as currently adopted by the City.

Hardscape Decorative elements within yards that may be combined with landscaping. Hardscape includes patios, decks, fountains, walls, art work, walkways, etc. *See definition in the Downtown Specific Plan.*

Height, building See [building height](#).

Helicraft terms

1. **Approach/departure path** A clear path selected for flight, extending upward and outward from the edge of the landing and take-off area.
2. **Helicopter** A rotary wing aircraft that depends for its support and motion in the air principally upon the lift generated by one or more power-driven rotors rotating on substantially vertical axis.
3. **Heliport** An area, either at ground level or elevated on a structure, that is used or intended to be used for the landing and take-off of helicopters, and includes some or all of the various facilities useful to helicopter operation such as helicopter parking, waiting room, fueling and maintenance equipment.
4. **Helistop** A heliport, either at ground level or elevated on a structure, for the landing and take-off of helicopters, but without auxiliary facilities such as waiting room, hangar, parking, maintenance or fueling equipment.
5. **Take-off/landing area** The area of the heliport where the helicopter actually lands and takes off.
6. **Temporary site** A site for helicraft take-offs and landings to be used on a limited basis not to exceed forty-eight hours.

Historic resources

See [Title 20](#) for definitions and regulations.

Hobby activity

A noncommercial avocation carried on by the occupant of a dwelling as a secondary use, in connection with which there is no stock in trade nor commodities sold upon the premises, no person employed and no mechanical or business equipment used, except such as is customarily incidental to domestic uses.

Home Improvement, Sales, and Service (Hardware, Lumber and Building Material Stores) - Retail

A commercial land use consisting of any facility that caters to the general public by providing a broad range of home repair and maintenance goods like hardware, tools, plumbing and electrical goods, lumber and structural material. Those facilities that focus on a specific area like flooring, wall coverings or lumber, are excluded from this category.

Home occupation

Any use of a dwelling unit and related property for employment or occupational purposes that is incidental to the residential use of the dwelling unit.

Homebrew

See [brewery, homebrew](#).

Hospital

As defined in Section 1250 California Health and Safety Code, a health care facility with a duly constituted governing body with overall administrative and professional responsibility and an organized medical staff that provides 24-hour inpatient care, including the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, and dietary services.

Hospital, mental

As defined in Section 1250 California Health and Safety Code, a health facility having a duly constituted governing body with overall administrative and professional responsibility and an organized medical staff that provides 24-hour inpatient care for mentally disordered, incompetent, or other patients referred to in Division 5 (commencing with Section 5000) or Division 6 (commencing with Section 6000) of the Welfare and Institutions Code, including the following basic services: medical, nursing, rehabilitative, pharmacy, and dietary services.

Hotel/motel, adult

See [9.40.020](#).

Hotel/motel, long term stay

A hotel or motel designed and operated to accommodate travelers whose guest stays may exceed 30 days, or 60 days within a 180 day consecutive period. Any hotel/motel that allows guests to stay more than 30 consecutive calendar days or 60 days within a 180 day consecutive period is considered a long term stay hotel/motel.

Hotel, transient

A facility offering transient lodging accommodations to the general public with access to guest rooms provided by interior corridors. All of the accommodations in a hotel shall be for the use of transients. For the purpose of this Title, transients shall be defined as any person who exercises occupancy or is entitled to occupancy or is entitled to occupancy by reason of concession, permit, right of access, renting accommodations or by other agreement of whatever nature, for a period of 30 consecutive calendar days. Up to a maximum of 5 percent of the total number of units can be occupied by guests that exceed these occupancy limits at any given time. The limitations on occupancy shall not apply to hotels with National Historic Landmark status and during the existence of a public emergency or natural disaster requiring the provision of emergency public shelter. Hospitals, sanitariums or orphanages, asylums, detention homes, jails, prisons, transitional shelters/housing, bed and breakfast, group housing or similar buildings where human beings are housed or detained under legal restraint or part of a treatment or other regulated program are specifically excluded. *See definition in the Downtown Specific Plan.*

Household hazardous waste

A waste, or combination of wastes, that because of its quantity, concentration, or physical, chemical, or infectious characteristics may do either of the following: (1) cause, or significantly contribute to, an increase in serious irreversible, or incapacitating reversible illness; (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or otherwise managed. Household hazardous waste includes waste oil, antifreeze, paint, car/household batteries, herbicides, pesticides, solvents, and pool chemicals.

Hydrozone A portion of a planted area where plants are grouped according to similar water need.

19.910.100. “I” Definitions.

Improvement Any construction, building, paving or landscaping that materially adds to the value of a facility, substantially extends its useful life, adapts it to new uses or enhances its physical attributes. It also refers to the construction of streets and related appurtenances as noted in Title 18.

Indoor collection recycling center See [recycling center, indoor collection](#).

Industrial complex See [complex, industrial](#).

Installed Erected, constructed, posted, painted, printed, tacked, glued, or otherwise fastened, fixed, or made visible in any manner whatsoever.

Interior lot See [lot, interior](#).

Internet café See [arcade](#).

Interpretive historic sign See [sign, interpretive historic](#).

19.910.110. “J” Definitions.

Junk Any scrap, waste, reclaimable material, or debris, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, bailing, disposal or other use or disposition.

Junk yard See [salvage yard](#).

19.910.120. “K” Definitions.

Kennel Any public or private facility where four or more dogs or other domesticated animals are kept, boarded or trained, with or without payment of a fee, for the off-premise owners of such animals.

Key lot See [lot, key](#).

Kiosk A free-standing structure upon which temporary information and/or posters, notices or announcements are posted.

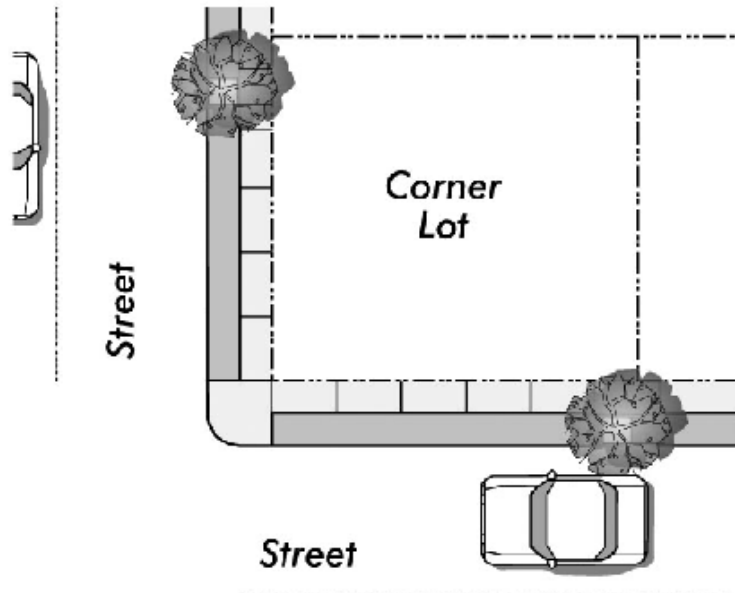
Kitchen Any room used, intended or designed to be used, for cooking or the preparation of food.

19.910.130. “L” Definitions.

Laboratory	A building or portion of a building that contains facilities for testing and analysis of a product, person, animal or portion thereof.
Landscaping	Landscaping includes but is not limited to grasses, ground cover, trees, shrubs and/or other planting, decorative rock or bark.
Legislative	A land use decision that applies to an entire zoning district or a large number of individuals or properties or that establishes or modifies policy or procedure.
Lighted sign	See sign, lighted .
Live/work unit	A residential occupancy, by a single housekeeping unit, or one or more rooms or floors in a building that includes: (1) cooking space and sanitary facilities in conformance with City building standards; and (2) adequate working space accessible from the living area, reserved for, and regularly used by, one or more persons residing therein. <i>See definitions in the Downtown Specific Plan and the Design Guidelines.</i>
Loading space	An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise of materials and which abuts upon a street, alley or other appropriate means of access.
Lodging house	See boarding house .
Logo	A graphical symbol that represents a concept, idea, or identifier.
Lot	A legally recognized parcel of land abutting on one or more streets. <i>See definitions in the Title 18 and the General Plan.</i>
Lot area	The total horizontal area within the lot lines of a lot, excluding any street or right of way area, except that in the RA-5 Zone, "lot area" includes that portion of the adjoining street or streets measured from the street centerline or centerlines.

Lot, corner

A lot situated at the intersection of two or more streets, having an angle of intersection of not more than one hundred thirty-five degrees.

**Lot, corridor access**

See [lot, flag](#).

Lot coverage

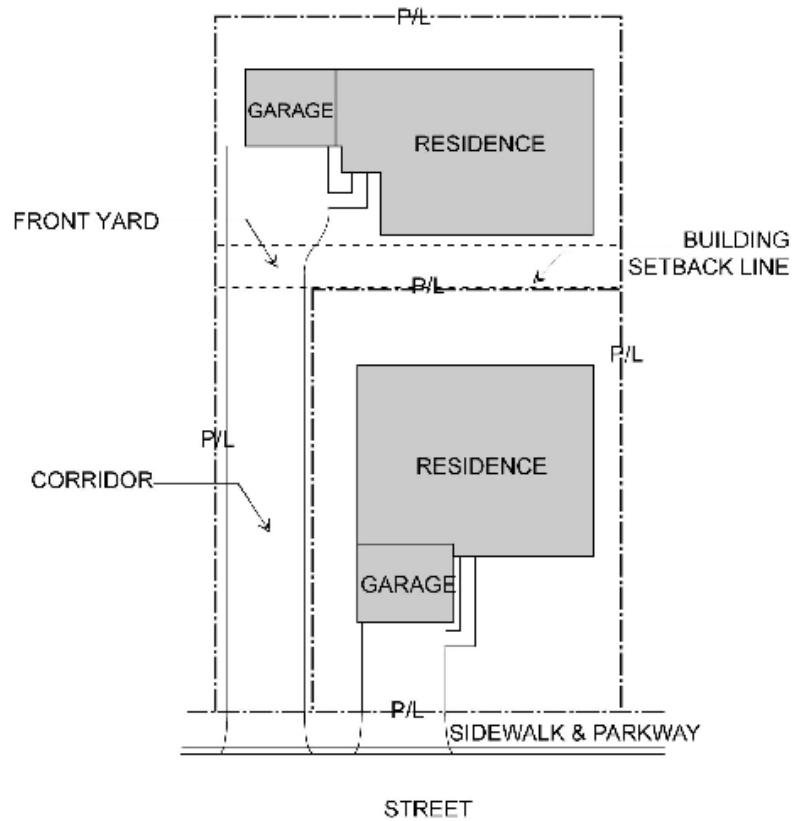
The area of a lot that is covered by a building(s) or structure(s), expressed as a percentage of the total lot area (excluding pools, fences, and walls). Lot coverage is measured from the exterior wall or post of the building(s) or structure(s) (including lattice, trellis, or solid roof).

Lot depth

The horizontal distance between the front and rear lot lines, measured from the midpoint of the front lot line to the midpoint of the rear lot line.

Lot, flag

A lot with access to a street by means of a corridor having less than the required lot width. The term also includes corridor access lot and panhandle lot. See *definition in Title 18*.



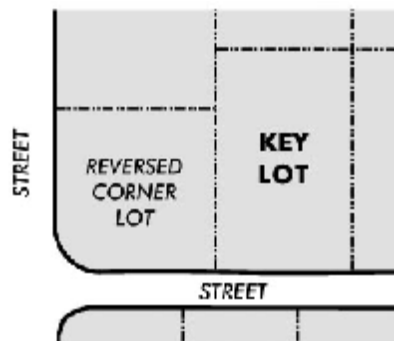
CORRIDOR ACCESS LOT

Lot, interior

A lot other than a corner lot.

Lot, key

The first lot to the rear of a reversed corner lot and not separated by an alley.



Lot, panhandle

See [lot, flag](#).

Lot, Planned Residential Development (PRD)

A designated portion of or division of land, air space or combination thereof within the boundaries of a planned residential development that does not meet the definition of a lot. A PRD lot may be approved by the Approving Authority as part of a planned residential development permit. A PRD lot, if so approved, need not have frontage on a public street or otherwise comply with the requirements of the underlying zone, or Title 18, except as provided by this Title.

Lot, reversed corner

A corner lot, the side street line of which is substantially a continuation of the front line of the lot line of the lot to its rear.

Lot, through

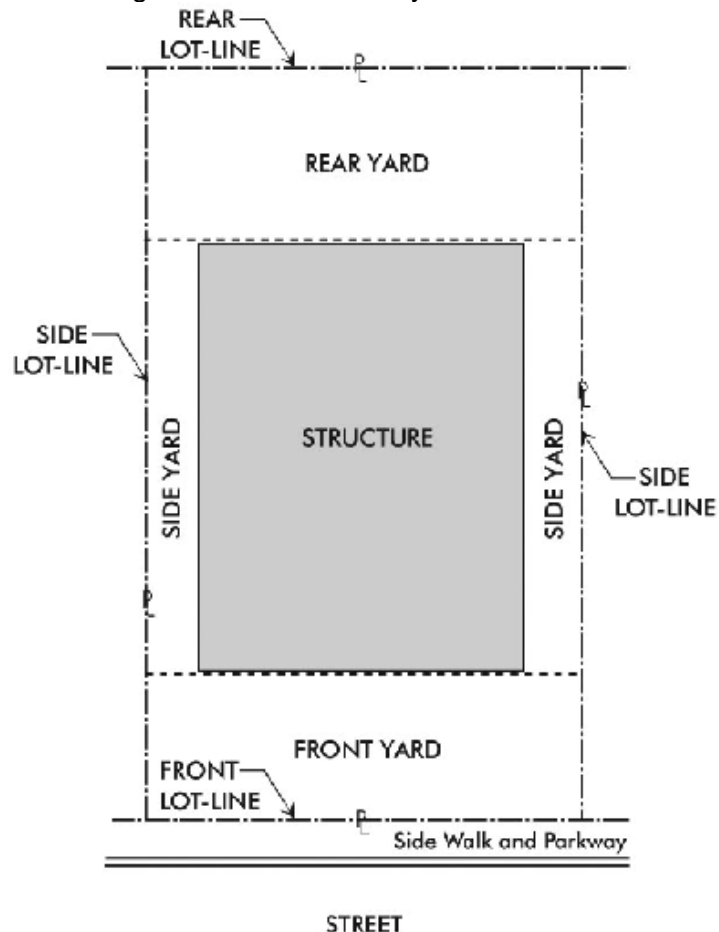
A lot having frontage on two parallel or approximately parallel streets, excluding where access has been relinquished along one of the frontages.

Lot width

The horizontal distance between the side lot lines, measured at right angles to the lot depth at the building setback line for regular lots, and the horizontal distance between the side lot lines measured by a straight line drawn at one-third the required minimum lot depth on each side lot line for cul-de-sac lots, and knuckle lots.

Lot-line

A line defining an exterior boundary of a lot.



Lot-line, front	The line separating the lot from the street. In the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line. The Community & Economic Development Director may, on a case by case basis, identify the front lot line of corner lots based on the orientation of the dwelling, provided that the existing structure(s) comply with all applicable setbacks.
Lot-line, rear	A lot line that is opposite and most distant from the front lot line and, in the case of an irregular, triangular or gore-shaped lot, a line within the lot, parallel to and at a maximum distance from the front lot line, having a length of not less than ten feet.
Lot-line, side	Any boundary line not a front lot line or a rear lot line.
Lot-line, zero	See zero lot line .

19.910.140. “M” Definitions.

Major street frontage	See frontage, major street .
Mall	A shopping center where stores front on both sides of a pedestrian way that may be enclosed or open. Malls are typically enclosed, with a climate-controlled walkway between two facing strips of stores. The term represents the most common design mode for regional and superregional centers and has become an informal term for these types of centers. Any concentration of retail stores or service establishments that share customer-parking areas and are located within an enclosure having public walkways whereby a customer in one store or establishment may walk to another store or establishment without leaving the enclosure. For purposes of Chapter 19.620 (General Sign Provisions) and Chapter 19.625 (Private Party Signs on City-Owned Property and the Public Right-of-Way) a mall is defined as an open area located adjacent to urban buildings and designed primarily for pedestrian traffic, featuring walkways, trees and shrubs, and places to sit.
Mansard roof	A sloped, decorative roof element attached to the face of a building wall. <i>See definitions in the Design and Sign Design Guidelines.</i>
Manufacture	To assemble, fabricate, compound, treat, etc. in order to produce something.
Manufactured dwelling unit: Manufactured home	See dwelling unit , manufactured and Dwelling Unit, Accessory Dwelling Unit for incidental uses.

Marijuana Cultivation	The planting, growing harvesting, drying, trimming, clipping or processing of any kind, number, or size of marijuana plants or any part thereof. Marijuana shall be synonymous with cannabis, hemp, and any other cannabis derivatives.
Marijuana Cultivation Personal	Marijuana Cultivation for personal medical use pursuant to Chapter 19.342 and consistent with the Compassionate Use Act (California Health and Safety Code Section 11362.5) and the Medical Marijuana Program Act (California Health and Safety Code Section 11362.7 et seq.).
Marijuana Cultivation, Delivery	The transport, shipment, conveyance, delivery, or transfer of marijuana for any purpose.
Marijuana, Mobile Dispensary	See definition in Chapter 9.65 – Mobile Marijuana Dispensaries
Marijuana, Primary Caregiver	See the definition for Primary Caregiver set forth in California Health and Safety Code Sections 11362.5 and 11362.7 et seq.
Marijuana, Qualified Patient	See the definition for Qualified Patient set forth in California Health and Safety Code Sections 11362.5 and 11362.7 et seq.
Massing	The unified composition of a structure's volume, affecting the perception of density and bulk. <i>See definition in the Downtown Specific Plan.</i>
Material processing facility (MPF)	A facility where source separated (presorted) recyclable materials are further sorted and separated, then bulked or converted for reprocessing, by hand or by use of machinery.
Material recovery facility (MRF)	A solid waste facility where mixed municipal solid waste is sorted or separated, by hand or by use of machinery, for the purpose of recovering recyclable materials.
Medical marijuana dispensary	A facility where marijuana is made available for medical purposes in accordance with Health and Safety Code Section 11362.5 (Proposition 215).
Message center sign, electronic	See sign, electronic message center .
Message commercial	A message on a sign that pertains primarily to the economic interests of the sign sponsor and/or the viewing audience. Such messages typically concern proposals for economic transactions and/or the engagement of professional services. (Contrast: non-commercial messages.)

Message non-commercial	A message displayed on a sign that does not qualify as commercial. By way of example only and not limitation, such messages typically concern debatable matters of public concern, such as expression on religion, politics and social commentary. (Contrast: commercial message.)
Microbrewery	See brewery, microbrewery .
Mini-mart	See store, mini-mart .
Mini-warehouse	See commercial storage .
Mixed use development	A single building containing more than one type of land use or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. <i>See definitions in the General Plan, Design Guidelines and Downtown Specific Plan.</i>
Mobile home	A State licensed moveable or transportable vehicle, other than a motor vehicle, designed as a permanent structure of not less than two hundred fifty square feet in area intended for occupancy by one family, and having no foundation other than jacks, piers, wheels or skirtings. <i>See definition in the General Plan.</i>
Mobile home, building line	A line parallel with the front mobile home space line or access drive and distance therefrom the depth of the required front yard.
Mobile home, park	A lot or contiguous group of lots intended for residential use where residence is in mobile homes exclusively or where ownership is by condominium association, in lieu of mobile homes, said development is occupied exclusively by factory-built dwellings approved by the State of California and established on permanent foundations.
Mobile home, space	A plot of ground within a mobile home park abutting one or more access drives, designed for the accommodation of one mobile home.
Mobile medical unit	Medical equipment contained within a van, motorized coach or trailer capable of being transported from place to place.
Mobile recycling unit	See recycling unit, mobile .
Model Homes	An unoccupied residential unit in a residential subdivision, typically located in a residential structure ultimately planned for sale as part of the subdivision, used for the temporary marketing and sales of homes within the subdivision. Attached condominium and townhouse units may also be used as a model home.

Modulation	A stepping back or projecting forward of portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.
Monument sign	See sign, monument .
Motel, Long Term Stay	See hotel/motel, long term stay .
Motel, transient	A facility offering transient lodging accommodations to the general public with access to guest rooms provided by exterior walkways. All of the accommodations in a motel shall be for the use of transients. For the purposes of this Title, transients shall be defined as any person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, renting accommodations or by other agreement of whatever nature, for a period of 30 consecutive calendar days or less, or a total of no more than 60 calendar days within a 180 consecutive calendar day period. Up to a maximum of 5 percent of the total number of rooms can be occupied by guests that exceed these occupancy limits at any given time. The limitations on occupancy shall not apply during the existence of a public emergency or natural disaster requiring the provision of emergency public shelter. Hospitals, sanitariums or orphanages, asylums, detention homes, jails, prisons, transitional shelters/housing, group housing or similar buildings where human beings are housed or detained under legal restraint or part of a treatment or other regulated program are specifically excluded. <i>See definition in the Downtown Specific Plan.</i>
Multi-family dwelling unit	See dwelling unit, multi-family .

Multi-tenant indoor sales center

Any store where merchandise is offered or displayed for sale or exchange and in which the sales area has been subdivided to allow for individual sales booths that are available for lease to individual tenants. For purposes of this definition, areas bounded by permanent floor-to-ceiling walls or windows, in which all entryways are capable of being closed and locked, shall be considered separate stores and not subdivisions of one store. No store in which one vendor occupies at least eighty percent of the floor area used for sale of goods shall be considered a multi-tenant indoor sales center. For purposes of this definition, a vendor is each person offering goods for sale in a store who is subject to a permit from the State Board of Equalization to engage in or conduct business as a seller at that store. Each such vendor shall be deemed a tenant in that store. The term multi-tenant indoor sales center is interchangeable with and applicable to flea markets, swap meets or other similarly named or labeled activities; but the term does not include the usual grocery supermarket operations, antique malls, second hand/thrift stores or department stores.

Multi-tenant site

See [center, multi-tenant site or center](#).

Mural

A commissioned artistic rendering that does not in any way advertise a product, service or business logo or contain copy that includes a business name or logo. See *definition in the Sign Design Guidelines*.

19.910.150. “N” Definitions.

Neon sign

See [sign, neon](#).

Net acreage

See [acreage, net](#).

Nightclub

An establishment operated as a place of entertainment, characterized by any or all of the following as a principal use: (1) live, recorded or televised entertainment, including but not limited to performance by magicians, musicians or comedians; (2) dancing.

Non-commercial message

See [message, non-commercial](#).

Non-commercial sign

See [sign, non-commercial](#).

Non-commercial speech

See [message, non-commercial](#).

Non-conforming lot

A lawfully established parcel of land that does not conform with the current standards of the zone in which it is located, including lot area, lot width and lot depth.

Nonconforming structure	A lawfully built structure that does not conform with current standards of the zone in which it is located, including front setback, side setback, rear setback, height, coverage, distances between structures and parking facilities.
Nonconforming use	A lawfully established use of a building or land, that use was lawfully established, but that does not conform to the current regulations. <i>See definition in the General Plan.</i>
Nuisance	An act or condition, when performed or existing upon a parcel of land or structure, that is considered dangerous or potentially dangerous to public health, safety or welfare, degrades the appearance and value of surrounding properties or can cause damage to public rights-of-way.

19.910.160. “O” Definitions.

Off-premises sign	See sign, off-premises .
Office complex	See complex, office .
On-premises sign	See sign, on-premises .
One-hundred-year flood	The highest level of flooding that, on the average, is likely to occur once every one hundred years. The term also means that level of flooding having a one percent chance of occurring each year.
Open space, common usable	See common usable open space .
Open space, private usable	See private usable open space .
Orchard	See farm .
Outdoor dining	Dining facilities consisting of tables, chairs and similar furniture located out-of-doors.
Outdoor display of incidental plant material	Live plant materials displayed outdoors in conjunction with a primary business.
Outdoor food preparation	Food preparation facilities consisting of equipment for the cooking of food and preparation located out-of-doors adjacent to an indoor eating establishment.
Outdoor Sales	The display and sales of products or services primarily outside a structure and limited to those items generally stored, used and/or inspected outdoors.
Outdoor Sales display	An outdoor arrangement of objects, items, products or other materials, typically not in a fixed position and capable of rearrangement, designed and used for the purpose of advertising or identifying a business, product or service.

Outdoor storage An outdoor arrangement of objects, items, products or other materials, typically not in a fixed position and capable of rearrangement. (See also Storage Yard).

19.910.170. “P” Definitions.

Pad, building See [building pad](#).

Painted sign See [sign, painted](#).

Panhandle lot See [lot, flag](#).

Parapet wall The portion of the exterior building wall that extends entirely above the roof line. *See definitions in the Design Guidelines and the Downtown Specific Plan.*

Parking area, public An open area, other than a street, alley or place, used for the temporary parking of more than four vehicles and available for public use whether free, for compensation, or as an accommodation for clients or customers.

Parking garage A structure or building designed and maintained exclusively for the temporary parking or storage of more than four vehicles and available for public use, whether free, for compensation, or as an accommodation for clients or customers.

Parking lot sale Outdoor sale, conducted by the proprietor, of products normally sold inside a retail establishment on the property.

Parking space, vehicle An off-street space available for the parking of one motor vehicle conforming to the typical parking lot standards.

Parolee An individual as follows:

- 1) Convicted of a federal crime, sentenced to a United States federal prison, and received conditional and revocable release in the community under the supervision of a federal probation/parole officer; or
- 2) Who is serving a period of supervised community custody as defined by State Penal Code 3000, following a term of imprisonment in a State prison or County jail, and is under the jurisdiction of the California Department of Corrections, Division of Adult Parole Operations; or
- 3) An adult or juvenile individual sentenced to a term in the California Youth Authority and received conditional and revocable release in the community under the supervision of a Youth Authority parole officer; or
- 4) An adult or juvenile offender released from county jail or state prison after October 1, 2011, on Post Release Community Supervision.

Parolee/Probationer Home

Any residential structure or unit, including any hotel or motel except as provided herein, whether owned and/or operated by an individual or for-profit or non-profit entity, that houses two or more parolees/probationers, unrelated by blood, marriage, or legal adoption, in exchange for monetary or non-monetary consideration given and/or paid by the parolee/probationer and/or any individual or public/private entity on behalf of the parolee/probationer, excluding parolees/probationers who reside in alcohol and/or drug free recovery home as defined in this Title. Notwithstanding this definition or any other provision of the Riverside Municipal Code, hotels and motels with fourteen rooms or less cannot provide transient lodging services or accommodations to more than three parolees during any thirty consecutive-day period regardless of the length of their respective stays; and hotels and motels with fifteen rooms or more cannot provide transient lodging services or accommodation to more than five parolees during any thirty consecutive-day period regardless of the length of their respective stays.

Pawn Shop

An establishment wherein the business of a pawnbroker is conducted. A pawnbroker shall be any person who lends or advances money or other things for profit on the pledge and possession of personal property, or other valuable things, other than securities or written or printed evidences of indebtedness; or, who deals in the purchasing of personal property or other valuable things on condition of selling the same back to the seller at a stipulated price.

Pedestrian Mall

A pedestrian mall is established and is described as follows: Main Street between the southerly line of Sixth Street and the northerly line of Tenth Street but excluding from the mall the intersections of Main Street with Mission Inn Avenue (formerly known as Seventh Street), University Avenue (formerly known as Eighth Street), and excluding from the mall Ninth Street. *See definition in the Sign Design Guidelines.* (Ordinance No. 6929)



Pedestrian mall sidewalk sign

See [sign, pedestrian mall sidewalk](#).

Pennant

See [sign, pennant](#).

Permit

A document issued by the Planning and Building Department allowing a person to begin an activity provided for in the Zoning Code.

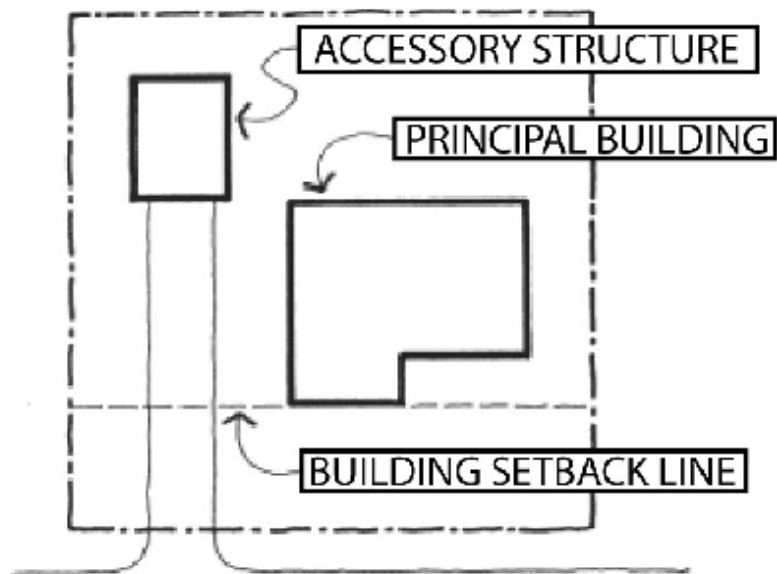
Personal services

Establishments providing nonmedically related services, including beauty and barber shops; dry cleaning pick-up stores; self-service laundry, massage, shoe repair shops, tailoring, tanning salons. These uses may also include accessory retail sales of products related to the services provided.

Planned residential development	Two or more dwelling units together with related land, buildings and structures planned and developed as a whole in a single development or a programmed series of developments that require discretionary approval and involve the creation of a Home Owners Association to provide for maintenance of common facilities within the development in accordance with the requirements of Chapter 19.780.
Plant nursery	Any site or facility where nursery plants and related gardening materials and supplies are sold within a defined, approved, physically enclosed area.
Plant nursery, wholesale	A business whose primary purpose is the growing, propagation and storage of plants, typically in containers, for sale to other businesses for resale. Incidental uses may include an office, caretaker's unit, storage buildings, shade houses, green houses, irrigation materials, reservoirs, soil and related materials, containers for potting, and vehicles needed to move materials from one location to another.
Play areas incidental to a restaurant	An improved and equipped area for small children to play in.
Plot plan	See site plan .
Pole sign	See sign, pole .
Political sign	See sign, political .
Portable sign	See sign, portable .
Post Release Community Supervision Parolee	See parolee.

Principal, building

A building in which the primary use of the lot on which the building is located is conducted.

**Private usable open space**

Open areas devoted exclusively to the private recreation and leisure use of one dwelling unit, contiguous to the unit, delineated by a wall, fence, or as otherwise approved.

Probationer

A person who has been convicted of a felony or misdemeanor and who has received a suspension in the imposition or execution of their sentence and has received conditional and revocable release in the community under the supervision of a probationer officer, as provided under California Penal Code Section 1203 or any successor provision thereof.

Projecting sign

See [sign, projecting](#).

Projection

The distance as established by this Code by which a sign extends beyond the building wall or the street property line. See *definition in the sign Design Guidelines*.

Public entertainment venue

See [entertainment venue, public](#).

Public property

Land or other property owned by the City, or in that City holds the present right of possession or control, or land or other property that the City holds in trust, as well as all public rights-of-way.

Public, right of way

See [right-of way](#).

Public Use of public property

The use of property owned by a government entity for any governmental purpose or for any activity available to the public, including any recreational, civic, educational, cultural, or public utility use.

Pumpkin sales lot	A retail sales operation, generally conducted wholly outdoors, that offers for sale on a temporary, limited basis, pumpkins and related holiday items.
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19.910.180. “Q” Definitions.

Quasi-judicial (discretionary)	See discretionary decision .
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19.910.190. “R” Definitions.

Readerboard sign	See sign, readerboard .
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Real estate sign	See sign, real estate .
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Rear lot line	See lot line, rear .
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Recreational vehicle	See vehicle, recreational .
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Recycle	The process of collecting, sorting, cleansing, treating and reconstituting materials that would otherwise become solid waste, and return them to the economic mainstream in the form of raw material for new, reused, or reconstituted products that meet the quality standards necessary to be used in the marketplace.
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Recycling center, buy-back	A facility that pays a fee for the delivery and transfer of ownership to the facility of source separated materials for the purpose of recycling or composting.
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Recycling center, California beverage container	A facility designed to only recycle California beverage containers (e.g., reverse vending machines).
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Recycling center, drop-off	A facility that accepts delivery or transfer of ownership of source separated materials for the purpose of recycling or composting without paying a fee.
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Recycling center, indoor collection	A beverage container recycling facility located within a completely enclosed building operating solely for the purpose of collecting, sorting, temporarily storing and redeeming beverage containers as defined by this Title.
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Recycling facility, beverage container	A site where beverage containers as defined in this Title may be redeemed for cash or other compensation. Said facility may be a reverse vending machine(s), mobile recycling unit or indoor collection center.
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Recycling unit, mobile	A properly licensed automobile, truck, trailer or van that is used for the collection of recyclable beverage containers. Also included in this definition are bins, boxes or containers transportable by said vehicles.
Religious assembly	A use located in a permanent building and providing regular organized religious worship and related incidental activities, except primary or secondary schools and day care facilities. (See also Assemblies of People – Non-Entertainment).
Rental of rooms	The rental of a room or rooms in a single family residence/dwelling for occupancy of not more than four individuals per single family residence/dwelling.
Residential care facility	See group housing or home .
Rest home	See convalescent home .
Restaurant, sit down	An establishment maintained, operated and/or advertised or held out to the public as a place where food and beverage are prepared on-site and served to the public on demand from a menu during stated business hours, to be consumed on the premises primarily inside the building at tables, booths or counters, with chairs, benches or stools.
Restaurant, take-out	A facility that sells prepared food from inside a building for consumption primarily off the site.
Retail Sales	A commercial enterprise that provides goods and/or services directly to the consumer, where such goods are normally available for immediate purchase and removal from the premises by the purchaser.
Reverse vending machine	An automated mechanical device that accepts one or more types of empty beverage containers including but not limited to aluminum cans, glass and plastic bottles and issues a cash refund or redeemable credit voucher for not less than the redemption value of the container as determined by the state. A reverse vending machine may sort and process containers mechanically provided the entire process is enclosed within the machine.
Reverse vending machine, bulk type	A reverse vending machine occupying more than fifty square feet or a group of two or more machines occupying an aggregate of one hundred square feet or more or a single machine or group of machines having an overall height of ten feet or more.
Reversed corner lot	See lot, reversed corner .

Right-of-way, public	Any place that is dedicated to use by the public for pedestrian and vehicular travel, and includes, but is not limited to, a street, sidewalk, curb, gutter. Crossing, intersection, parkway, median, highway, alley, lane, mall, court, way, avenue, boulevard, road, roadway, viaduct, subway, tunnel, bridge, thoroughfare, park square and other similar public way. See <i>definitions in Title 18 and the General Plan</i> .
Roof	The cover of any building, including the eaves and similar projections.
Roof line	In the case of a flat roof, the uppermost line of the roof of a building; in the case of a pitched roof, the lower edge of the eave; or in the case of an extended facade or parapet, the uppermost height of the said facade or parapet.
Roof sign	See sign, roof .

19.910.200. “S” Definitions.

Saloon	See bar .
Salvage yard	Any area, lot, parcel, building, or part thereof used for the storage, collection, processing, purchase, sale, or abandonment or wastepaper, rags, scrap metal, or other scrap or discarded materials, machinery, or other types of junk. Such uses include baling of cardboard and other paper materials.
Scale	Proportionate size judged in relation to an external point of reference. See <i>definition in the Downtown Specific Plan</i> .
School	Any institution of learning for minors, whether public or private, offering instruction in those courses of study required by the California Education Code and maintained pursuant to standards set by the State Board of Education. This definition includes a kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, or university. This definition does not include any day care center or day care home, regardless of size (see separate definitions for all day care facilities).
School, professional institution of higher education	A post-secondary institution for higher learning that grants associate or bachelor degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees. This may also include community colleges that grant associate or bachelor degrees or certificates of completion in business or technical fields.

School, vocational	A specialized instructional establishment that provides on-site training of business, commercial and/or trade skills such as accounting, data processing and computer repair. This classification excludes establishments providing training in an activity that is not otherwise permitted in the zone. Incidental instructional services in conjunction with another primary use shall not be considered a business and trade school.
Secondary street frontage	See frontage, secondary street .
Secondhand store	A retail or wholesale business in which the largest portion of merchandise is used. This classification does not include secondhand motor vehicle parts or accessories.
Semi-public	A use owned or operated by a private non-profit, religious or charitable institution that provides educational, cultural, recreational, religious or similar types of programs to the general public.
Senior housing	A housing facility consisting of 3 or more dwelling units the occupancy of which is limited to persons 55 years of age or older
Separate interest	<p>Has the following meanings:</p> <ol style="list-style-type: none"> 1. In a community apartment project, "separate interest" means the exclusive right to occupy an apartment, as specified in 19.790 subdivision (d). 2. In a condominium project, "separate interest" means an individual unit, as specified in 19.790 subdivision (f). 3. In a planned development, "separate interest" means a separately owned lot, parcel, area or space. 4. In a stock cooperative, "separate interest" means the exclusive right to occupy a portion of the real property, as specified in 19.790 subdivision (m). <p>Unless the declaration or condominium plan, if any exists, otherwise provides, if walls, floors, or ceilings are designated as boundaries of a separate interest, the interior surfaces of the perimeter walls, floors, ceilings, windows, doors and outlets located within the separate interest are part of the separate interest and any other portions of the walls, floors or ceilings are part of the common areas.</p> <p>The estate in a separate interest may be a fee, a life estate, an estate for years, or any combination of the foregoing.</p>
Service station	See vehicle fuel station .
Setback	The distance from a defined point or line governing the placement of buildings, structures, parking or uses on a lot. <i>See definition in the General Plan.</i>

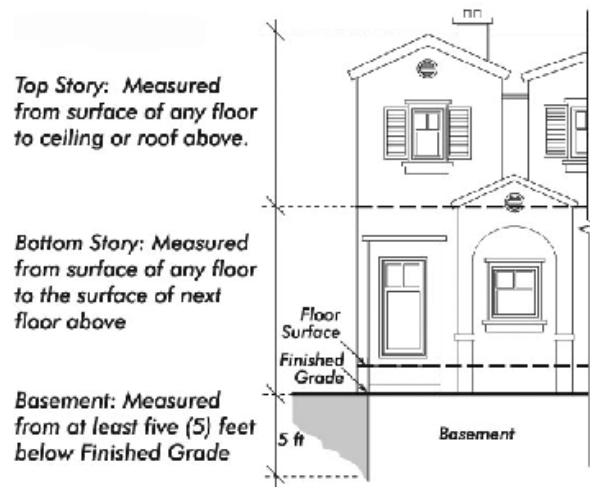
Setback building line, front	A line parallel with the front lot line or planned street line and located at the required front yard setback for regular lots and a line parallel with the street measured one third the lot depth back for cul-de-sac lots and knuckle lots.
Setback building line, rear	A line parallel with the front lot line or planned street line and located at the required rear yard setback.
Setback, building line, side	A line parallel with the front lot line or planned street line and located at the required side yard setback.
Shared parking	The provision that two or more uses that are within close proximity may share parking facilities to fulfill their individual parking requirements because their prime operational hours do not overlap.
Shelters, Emergency	Has the same meaning as defined in subdivision C of Section 50801 of the Health and Safety Code except as allowed with a Temporary Use Permit with Assemblies of People – Non – Entertainment.
Shopping Center	Same as complex, commercial .
Showroom	An area for the display of goods/merchandise in conjunction with a permitted use on the site.
Side lot line	See lot line, side .
Sign	See Chapter 19.620 – General Sign Provisions, Section 19.620.150 Definitions for sign definitions.
Single-family, attached, dwelling unit	See dwelling unit, single family, attached .
Single-family, detached, dwelling unit	See dwelling unit, single family, detached .
Single-family dwelling unit	See dwelling unit, single family .
Single housekeeping unit	One household where all the members have common access to and common use of all living, kitchen, and eating areas within the dwelling unit, and household activities and responsibilities such as meals, chores, expenses, and maintenance of the premises are shared or carried out according to a household plan or other customary method. If all or part of the dwelling unit is rented, the lessees must jointly occupy the unit under a single rental agreement or lease, either written or oral, or implied with an owner; an owner's agent, representative or manager or family thereof is in residence.
Single Room Occupancy	A multi-unit housing development for very low income persons that typically consists of a single room and shared bath, also may include a shared common kitchen and common activity area.

Site	A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot. <i>See definition in the General Plan.</i>
Site, building	The ground area of a building or group of buildings together with all open spaces as required by this Title.
Site plan	A plan drawn to scale, showing uses and structures proposed for a property.
Smart growth	Can be defined as, but not limited to, seeking to identify a common ground where developers, environmentalists, public officials, citizens and financiers can find ways to accommodate growth. It promotes compact, mixed-use urban-style development that offers a high-quality living and working environment and encourages a choice of travel mode - walking, cycling and transit, while protecting environmental features and resources.
Smoke shops/tobacco stores	A business with sales of tobacco, either loose or prepared as cigarettes and products for the smoking of tobacco constituting more than thirty percent of gross sales and/or thirty percent of net lease area.
Solid waste	All putrescible and non-putrescible solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge that is not hazardous waste, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes. <i>See definition in the General Plan.</i>
Sorority house	See Fraternity or sorority house .
Spandrel sign	See sign, Spandrel .
Special boulevard	A boulevard so designated by the City of Riverside General Plan Circulation Element Map, Figure CCM-4, " Master of Plan Roadways ".
Specific Plan	A tool authorized by Government Code §65450, et. Seq. for systematic implementation of the General Plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development and use of natural resources and a program of implementation measures, including financial measures pursuant to Government Code 65451. <i>See definition in Title 18.</i>
Stable, private	A detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

Stable, public	A stable other than a private stable.
Statuary	A three-dimensional representation of a person, animal or object produced by sculpturing, modeling, casting or other means.
Stealth wireless telecommunication facility	See Wireless telecommunication facilities - Stealth facility.
Stock cooperative	<p>A development in which a corporation hold Title to, either in fee simple or for a term of years, improved real property, a majority of the shareholders of the corporation receive a right of exclusive occupancy in a portion of the real property. The owners' interest in the corporation, whether evidenced by a share of stock, a certificate of membership, or otherwise, shall be deemed to be an interest in a common interest development and a real estate development for purposes of subdivision (f) of Section 25100 of the Corporations Code.</p> <p>A "stock cooperative" includes a limited equity housing cooperative that is a stock cooperative that meets the criteria of Section 33007.5 of the Health and Safety Code. See <i>definition in Title 18</i>.</p>
Storage yard	An area where work tools, scrap materials, etc. used in the repair and maintenance of equipment commonly used in individual types of manufacturing or maintenance business are stored, whether inside or outside. Storage yards may also include buildings or structures for uses such as offices and repair facilities.
Store, department	A retail facility that sells clothing, appliances, furniture or other household items through a variety of separate departments, owned by a single corporate entity and operated entirely within one building or structure as one commercial use.
Store, mini-mart	A retail establishment that provides a limited volume and variety of commonly consumed goods and intended to provide quick service.

Story, building

A space in a building between the surface of any floor and the surface of the next floor above, or if there is no floor above, the space between such floor and the ceiling or roof above; provided, however, where the ceiling of the first floor level is four feet or less above the elevation of the lowest point of the land surface at the structure perimeter, the space shall be considered a basement (see [basement](#)).

**Street**

A public or City approved private way designed primarily for vehicular traffic, whether designated as a street, arterial, highway, thoroughfare, road, avenue, boulevard, lane, place or other designation, but not including an alley. See *definition in Title 18*.

Street line

The boundary line between a street and abutting property.

Street, side

That street bounding a corner lot and which is generally parallel to the side lot line.

Structural alterations

See Building Code as adopted by the City.

Structure

See Building Code as adopted by the City.

Structure, nonconforming

See [nonconforming structure](#).

Student housing

A structure specifically designed for a long-term stay by students of a college or university for the purposes of providing rooms for sleeping purposes.

Studio unit

A Dwelling Unit consisting of one room with kitchen facilities and with a private bath designated for occupancy by one household.

Subdivision

The division of any improved or unimproved land, shown on the latest equalized County assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units even if it is separated by roads, streets, utility easements or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in Section 1350 of the California Civil Code, or a community apartment project, as defined in Section 11004 of the California Business and Professions Code. Any conveyance of land to a governmental agency, public entity or public utility shall not be considered a division of land for purposes of computing the number of parcels. "Subdivision" shall not include the financing or leasing of apartments, offices, stores or similar space within apartment buildings, industrial buildings, commercial buildings, mobile home parks or trailer parks; mineral, oil or gas leases; or land dedicated for cemetery purposes under the Health and Safety Code of the State.

For purposes of Chapter 19.620 (General Sign Provisions) and Chapter 19.625 (Private Party Signs on City-Owned Property and the Public Right-of-Way) a subdivision is all lots under a parent subdivision number. In the case of a phased subdivision, all phases combined under the parent number are considered to be a single subdivision. *See definitions in Title 18 and the General Plan.*

Subdivision sales trailer

Temporary sales office on a property whereon a final map has been lawfully issued to construct a permanent building. The temporary quarters may be used for construction office may be situated in a trailer, motor home or mobile home.

Substantial improvement

Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent of the actual cash value of the structure either:

- A. Before the improvement is started; or
- B. If the structure has been damaged and is being restored, before the damage occurred.

Substantial improvement is started when the first alteration of any structural part of the building commences.

Supportive housing

Has the same meaning as defined in subdivision (b) of Section 50675.14 of the Health and Safety Code.

19.910.210. “T” Definitions.

Tattoo/body piercing parlor	A business establishment where tattooing or body piercing is performed.
Tattooing	To insert a pigment under the surface of the skin of a human being, by pricking with a needle or otherwise, to produce an indelible mark resulting in a design, picture or words visible through the skin. Tattooing does not include those services performed by a physician licensed in the State of California to perform this type of work or beauty salons/spas that perform incidental permanent cosmetic procedures, limited to the application of permanent eyeliner, eye shadow, eyebrows and lip color.
Tavern	See bar .
Telecommuting	The act of an individual conducting any business activity from the individual's usual place of residence via telephone, computer, modem, facsimile machine and/or similar means of communication in the capacity of an employee where the employer's business is regularly conducted from a location other than the individual's place of residence.
Telephone, outdoor pay	A telephone for hire located on private property, not within a building used for additional purposes with controlled access by means of a door or doors that may be locked.
Temporary use	A land use of short duration, either indoor or outdoor, for commercial or noncommercial purposes, that is not specifically permitted in the zoning district in which the property is located, but which by general community consensus is an acceptable activity due to its close relationship to a permitted use, its positive effect on public health, safety or welfare and/or its close relationship with the social or cultural fabric of the City and may be permitted with a temporary use permit.
Thrift store	An establishment primarily engaged in the sale of used clothing, household goods, furniture or appliances. This definition does not include antique stores.
Through lot	See lot, through .
Tiny Home Community	A group of Tiny Homes, typically smaller than 1,200 square feet per unit, that are arranged in common relationship to one another, usually surrounding a shared landscaped area. Also known as a “pocket neighborhood.”

Tiny Home

A structure constructed on a chassis, intended for separate, independent living quarters that meets all of the following conditions:

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. Shall be licensed and registered with the California Department of Motor Vehicles and meet the American National Standards Institute 119.5 or National Fire Protection Association 1192 requirements;
7. Served by underground utilities; and
8. A Tiny Home is not a recreational vehicle as defined in the Zoning Code.

Townhouse

A dwelling unit occupying its own lot but which is physically attached to at least one other dwelling unit. *See definition in the General Plan.*

Traffic pattern modification

A modification that occurs when an existing roadway traffic flow and/or speed is changed by such means as one-way streets, raised medians, speed humps or terminated through means of a cul-de-sac.

Transfer station

A collection and transportation facility used by persons and route collection vehicles to deposit collected solid waste from off-site into a larger transfer vehicle for transport to a solid waste handling facility. Transfer stations may also include recycling facilities.

Transitional housing and transitional housing development

Has the same meaning as defined in subdivision (h) of Section 50675.2 of the Health and Safety Code.

Trash

See [solid waste](#).

Tutoring Center

A tutoring center is an educationally oriented facility that provides personalized academic assistance on a relatively high teacher to student ratio. The facilities themselves are not schools.

19.910.220. “U” Definitions.

University	See school, professional institution of higher education .
Use	The purpose for which land or a building is designed, arranged, or intended, or for which the land or building may be occupied or maintained. See <i>definition in the General Plan</i> .
Use, nonconforming	See nonconforming use .

19.910.230. “V” Definitions.

Vapor Recovery Operations	An operation for cleaning up fuel-contaminated soils.
Variance	Pursuant to Section 65906 of the Government Code, a land use action that allows for deviation from the terms of the Zoning Code under specified conditions and specifically, when, because of special circumstances applicable to a property, including size, shape, topography, location, or surroundings, the strict application of the Zoning Code would deprive that property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
Vehicle	Any self-propelled or towable (trailer) unit designed primarily for transportation of persons or goods on land, water or air.
Vehicle fuel station	Vehicle fuel stations, include outdoor fuel dispensing and indoor facilities for lubrication, battery and brake service, tire repair, minor adjustments and repair, and the sale of food, non-alcoholic beverages, beer, wine and sundry items of convenience to the motorist, but excluding painting, body work, steam cleaning, major repairs, mechanical washing facilities, utility truck or trailer rental.
Vehicle impound or tow yard	An open area used exclusively for the storage of automobiles, motor vehicles and recreational vehicles impounded or towed pursuant to order of a public law enforcement agency or insurance organization licensed to conduct business in the State, and stored for the purposes of law enforcement investigation, insurance investigation, title clearance and transfer and/or litigation. This definition does not include the dismantling or disassembly of vehicles except pursuant to litigation, the sale of vehicle parts nor the storage of non-impounded vehicles or their parts.

Vehicle, recreational	A vehicle for non-commercial, recreational use, including a motor home, travel trailer, camper, fifth wheel, boats, water craft, race cars, off road vehicles, horse trailer or trailers designed to carry recreational vehicles such as water craft or off-road vehicles.
Vehicle repair facility, major	Any facility offering any of the vehicle repair and improvement services as defined in Vehicle Repair Facility (Minor) and also including engine and transmission overhauls, vehicle restorations, upholstery, convertible top repairs and installations, paint and body work, heavy duty truck and tractor repair and other similar services as determined by the Community and Economic Development Director or his/her designee.
Vehicle repair facility, minor	Any facility that offers minor vehicle repairs and improvements, including lubrication, battery service, brake and wheel service, accessory and tire installation and service, engine adjustments, tune-ups, electrical work, front-end alignment, exhaust system repair, brake servicing, stereo installation, vehicle detailing, window tinting, spray-on bed lining, the repair and servicing of transmissions, but only when such transmission service and repair facility is located within an automobile service center complex as defined in the Zoning Code, and other similar services as determined by the Community & Economic Development Director or his/her designee.
Vehicle sales	The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental or lease of two or more new or used vehicles.
Vehicle wash facility	The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment open to the public and not associated with private fleet maintenance that are incidental to fleet use.
Vehicle Wholesale Business	The wholesale of automobiles with on-site incidental indoor or outdoor storage of vehicles. A vehicle wholesale business may also include incidental vehicle repair and/or inspections as allowed under the underlying zone of the business.
Vehicle wrecking	The dismantling or wrecking of used vehicles, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts, either indoor or outdoor.
Vehicular storage yard	Any lot, area, parcel, building, structure or part thereof, used for the storage, collection or abandonment of vehicles.

Veterinary clinic, small animal hospital

A place for the medical treatment of common household pets with no provisions made for boarding, outside runs or kennels, except that overnight care incidental to medical treatment and short-term boarding is permitted. This use may be incidental to pet store services.

19.910.240. “W” Definitions.

Wall

A physical barrier constructed largely of masonry, brick, concrete, stucco, concrete block or any combination thereof and intended to mark a boundary and/or enclose an area.

Wall, building

See [building wall](#).

Wall, parapet

See [parapet wall](#).

Warehouse

A building or portion thereof used for the storage, receiving, shipping, or wholesaling of goods and merchandise, and any incidental or accessory activities. A warehouse is not “commercial storage” as defined in this Title.

Wet Bar

Any room or area of a room used, intended or designed to be used, for the occasional preparation of food. A Wet bar may include a single sink or basin, bar height refrigerator, bar height cabinets and hookups for cold water. This definition does not include amenities such as multiple basin sinks, full height refrigerators, hot water hookups, 220 amp electrical service, above counter cabinets, cooking apparatus including, but not limited to, stoves, ranges, hot tops, and microwaves, or any other amenities that would comprise a kitchen.

Wholesale

The sale of goods by bulk for resale purposes and not for direct use or consumption.

Wine

See [brewery, wine](#).

Winery

See [brewery, winery](#).

Worm farm

The growing of earthworms for commercial or noncommercial purposes in worm beds or other delineated areas or structures, and the use of certain appurtenant structures such as sunshades and packing shades that are utilized in the operation of a worm farm.

19.910.250. “X” Definitions.

Xeriscape

A water-conserving method of landscaping in arid or semiarid climates.

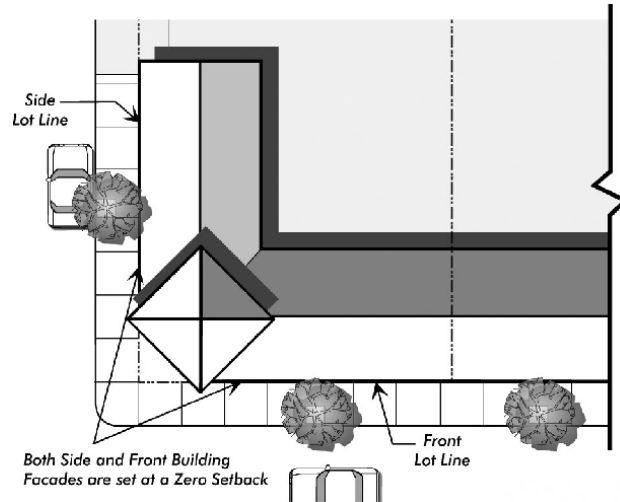
19.910.260. “Y” Definitions.

Yard	An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Title.
Yard, front	A yard extending across the full width of the lot located between the front lot line or planned street line and the front building setback line. For corridor access lots the front yard means a yard extending across the full width of the lot as measured from the building setback line.
Yard, level	A yard with a slope of no more than five percent.
Yard, rear	A yard extending across the full width of the lot located between the rear lot line and the rear building setback line.
Yard, side	A yard between the main building and the side lot line, extending from the front yard, or front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest part of the side lot line toward the main building.

19.910.270. “Z” Definitions.

Zero lot line

The location of a building on a lot in such a manner that one or more of the building's walls is situated directly on the lot line or property line.



Zoning

A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement and other development standards. The Zoning Code consists of a map and text. *See definition in the General Plan.*

Zoning Administrator

Community & Economic Development Director or his or her designee who is authorized to act as the Zoning Administrator according to the procedures set forth in the California Government Code and this Title. *See definition in Title 18.*