



## LAND USE AND URBAN DESIGN ELEMENT

**Objective LU-88: Plan for the City's growth in light of the proposed regional growth, including reviewing and planning for jobs-housing balance, traffic, air quality and other related planning issues facing the region.**

Policy LU-88.1: Encourage cooperation and actively participate with the Southern California Association of Governments (SCAG) and the Western Riverside Council of Governments (WRCOG) in planning for the Region.

Policy LU-88.2: Encourage and participate in Inter-Regional Partnerships (IRP's) coordinated by WRCOG to improve the balance of jobs and housing regionally pursuant to Government Code.

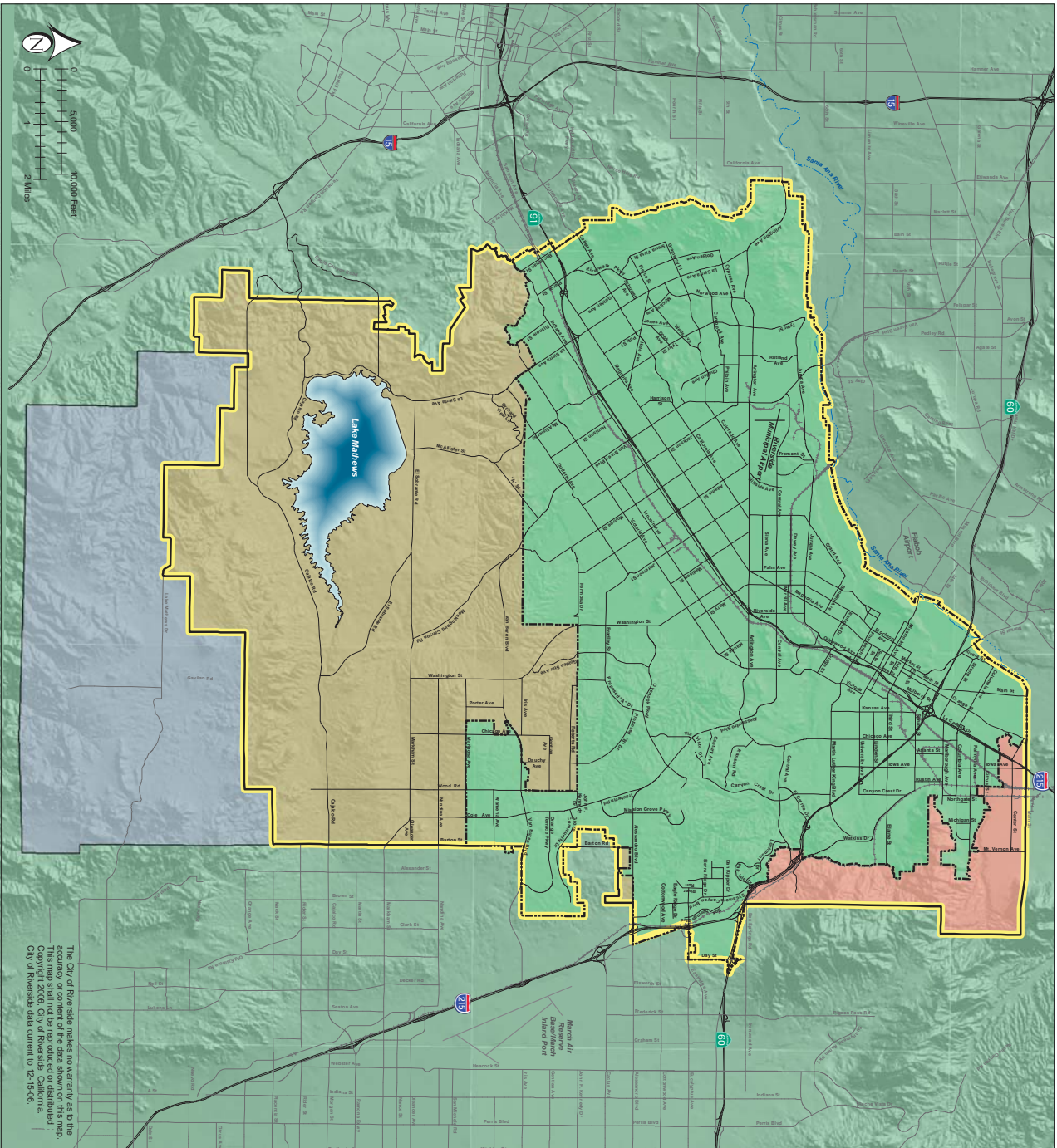
Policy LU-88.3: Consider preparing a Regional Planning Element for the City's General Plan.

## LAND USE DESIGNATIONS

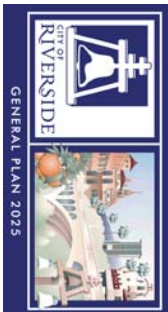
The Land Use Policy Map (Figure LU-10—~~Planning Area Boundaries~~) illustrates the various types and distribution of land uses planned for Riverside. The land uses classification system is presented in Table LU-3 (Land Use Designations) and includes twenty-four land use designations. These land use designations identify the types and nature of development allowed in particular locations depicted on the Land Use Map. These designations provide a spectrum of land use types and intensities, including several new categories intended to reduce urban sprawl and conserve public resources by focusing mixed-use and higher density residential development along key corridors and at designated activity centers. The land use designations put into concrete action the objectives and policies presented throughout this Land Use and Urban Design Element.

The Residential categories include nine designations that allow for a range of housing types and densities. The non-residential categories include two different intensities of commercial uses, areas for offices, business parks and industrial uses, all to promote a range of revenue- and employment-generating businesses and a more balanced community. Other non-residential designations include Agriculture, Public Facilities, Open Space/Natural Resources and Parks and Private Recreation





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**LEGEND**

- PLANNING AREA
- CITY OF RIVERSIDE
- PREVIOUSLY PROPOSED SPHERE OF INFLUENCE

**PROPOSED SPHERE OF INFLUENCE:**

- NORTHERN SPHERE
- SOUTHERN SPHERE

SOURCE: CITY OF RIVERSIDE

**Figure LU-11**  
**PLANNING AREA**  
**BOUNDARIES**



# LAND USE AND URBAN DESIGN ELEMENT

Table LU-3  
Land Use Designations

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

# LAND USE AND URBAN DESIGN ELEMENT



Table LU - 3  
Land Use Designations

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





# LAND USE AND URBAN DESIGN ELEMENT

Table LU-3  
Land Use Designations

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

du = Dwelling Units

FAR = Floor Area Ratio

Notes:

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



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

## SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATIONS

### **Agricultural/Rural Residential (A/RR)**

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

### **Hillside Residential (HR)**

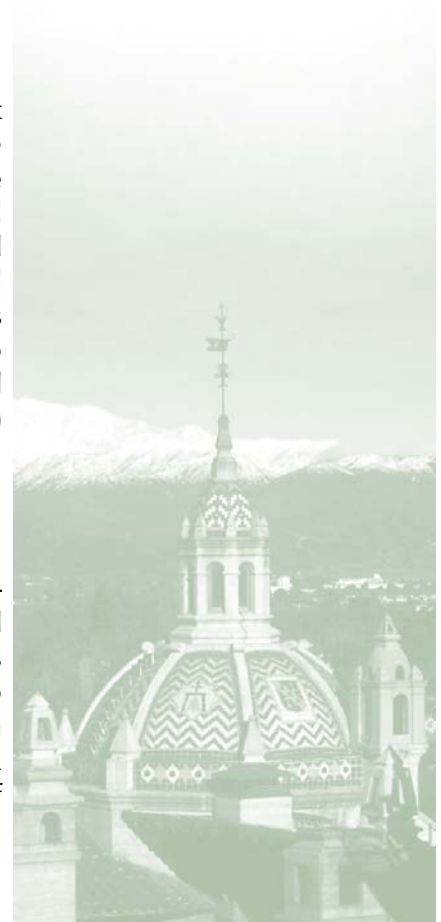
The Hillside Residential designation is designed to limit development of Riverside's ecologically sensitive and visually prominent hillside areas. This designation has been applied to most hillside areas where slopes exceed fifteen percent and allows a maximum residential intensity of 0.63 units per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

### **Semi-Rural Residential (SRR)**

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

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





# LAND USE AND URBAN DESIGN ELEMENT

Riverside’s size.

## Very Low Density Residential (VLDR)

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

## Low Density Residential (LDR)

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

## Medium Density Residential (MDR)

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

## Medium-High Density Residential (MHDR)

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

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

**Policy LU-89.1:** Permit the density transfer between land use designations within the same single family residential development as necessary to provide for superior development. As an example, but not necessarily limited to, such





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

## MULTI-FAMILY RESIDENTIAL LAND USE DESIGNATIONS

### **High Density Residential (HDR)**

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

### **Very High Density Residential (VHDR)**

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

## COMMERCIAL AND INDUSTRIAL LAND USE DESIGNATIONS

### **Commercial (C)**

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

### **Commercial Regional Center (CRC)**

The Commercial Regional Center designation provides for large, regionally-serving retail, service and office uses **but may include smaller retail or commercial uses**. The Riverside Auto Center, Riverside Plaza, Town Centre and the Galleria at Tyler area are designated Commercial Regional Center. The maximum development intensity is a floor-area ratio of 0.50. The maximum allowable development intensity of Commercial Regional Center is equal to that of Commercial; lands in the Commercial Regional Center area are







## LAND USE AND URBAN DESIGN ELEMENT

~~expressly~~ **mostly** reserved for commercial enterprises that will draw customers from a much wider area and as such, typically have different access, parking, loading and related needs than a typically smaller Commercial development.

### Office (O)

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

### Business/Office Park (B/OP)

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

### Industrial (I)

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

## MIXED USE DESIGNATIONS

### Downtown Specific Plan (DSP)

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





range of allowable intensities, are also features of the Downtown Specific Plan.

### **Orangecrest Specific Plan (OSP)**

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

### **Mixed Use-Neighborhood (MU-N)**

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

### **Mixed Use-Village (MU-V)**

The Mixed-Use Village designation provides for medium to high density residential development with retail, office and service uses primarily at the street level to facilitate a pedestrian environment. This designation is intended to encourage new housing opportunities, such as live/work units and residential over retail, which are proximate to commercial services and promote pedestrian activity. Plazas, courtyards, outdoor dining and other public gathering spaces and community amenities are strongly encouraged. The focus of the development and design standards is on landscaping and buffering techniques to provide transitions from developed commercial areas to lower density residential neighborhoods. The maximum allowable intensity for the commercial component is 2.5 FAR; for any residential component, the maximum density is thirty dwelling units per acre.

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





## LAND USE AND URBAN DESIGN ELEMENT

permissible FAR of 2.5.

### **Mixed Use-Urban (MU-U)**

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

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

## COMMUNITY AMENITIES AND SUPPORT DESIGNATIONS

### **Agriculture (A)**

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

### **Public Parks (P)**

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





## **Private Recreation (PR)**

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

## **Open Space/Natural Resources (OS)**

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

## **Public Facilities and Institutional Uses (PF)**

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

## IMPLICATIONS OF LAND USE POLICY

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

In 2003, the City of Riverside's population was estimated to be 274,071 by the California State Department of Finance. This population was housed in an estimated 90,511 housing units, yielding just over 3 people per household.





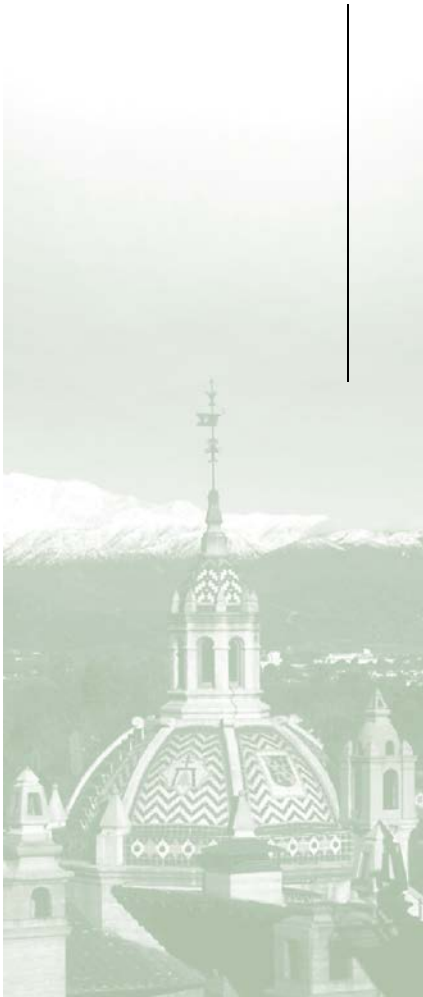


## LAND USE AND URBAN DESIGN ELEMENT

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

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

The primary tools Riverside will use to implement land use policy are the Zoning Code (Title 19 of the Riverside Municipal Code) and the Subdivision Code (Title 18 of the Riverside Municipal Code). Table LU-4 indicates the amount of property designated in each land use category. ~~The General Plan land use designations correspond to various zoning designations.~~ Table LU-5 ~~indicates the correlation between land use designations and~~ includes zoning designations that will help implement the General Plan and Zoning Code. Table LU-6 ensures that any development proposal before the City, which is allowed in its adopted Zone, has been assessed as consistent with the adopted General Plan Land Use Designation. Table LU-7 includes specific criteria that can also be used to determine consistency for a development project. Each of the General Plan's applicable Objectives and Policies must be consistent (or not applicable) for the project to be deemed consistent.



# LAND USE AND URBAN DESIGN ELEMENT



Table LU-4  
Planned Land Uses

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



# LAND USE AND URBAN DESIGN ELEMENT

Table LU-4  
Planned Land Uses

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

# LAND USE AND URBAN DESIGN ELEMENT



Table LU-5  
Zoning/General Plan Consistency Matrix

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





# LAND USE AND URBAN DESIGN ELEMENT

General Plan Land Use Designation	GP Symbol	Zone Symbol <sup>1</sup>	Zoning Designation
Very High Density Residential (Max.40 du/acre)	VHDR	R-4	R-4 – Multi-family
<b>Commercial and Industrial Land Use Designations</b>			
Commercial (Max. 0.50 FAR/acre)	C	CR CG CS NC	Commercial Retail Commercial General Commercial Storage Overlay Neighborhood Commercial- Overlay
Commercial Regional Center (Max. 0.50 FAR/acre)	CRC	CR CG CRC	Commercial Retail Commercial General Commercial Regional Center
Office (Max. 1.0 FAR/acre)	O	O CS	Office Commercial Storage Overlay
Business/Office Park (Max. 1.50 FAR/acre)	B/OP	BMP AI CS O	Business and Manufacturing Park Air Industrial Commercial Storage Overlay Office
Industrial (Max. 0.60 FAR/acre)	I	I CS AIR	General Industrial Commercial Storage Overlay Airport Zone
<b>Mixed Use Designations</b>			
Downtown Specific Plan (Various du and FAR/acre)	DSP	DSP	Downtown Specific Plan
Orangecrest Specific Plan (Various du and FAR/acre)	OSP	OSP	Orangecrest Specific Plan
Mixed Use – Neighborhood (Max. 10 du/acre, 1.0 FAR/acre)	MU-N	MU-N R-1-13000 R-1-10500 R-1-8500 R-1-7000 CR NC	Mixed Use – Neighborhood R-1-13000 – Single Family R-1-10500 – Single Family R-1-8500 – Single Family R-1-7000 – Single Family Commercial Retail Neighborhood Commercial Overlay

# LAND USE AND URBAN DESIGN ELEMENT



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



# LAND USE AND URBAN DESIGN ELEMENT

General Plan Land Use Designation	GP Symbol	Zone Symbol <sup>1</sup>	Zoning Designation
All General Plan Land Use Designations		RWY AP X S SP WC	Railway Airport Protection Overlay Building Setback Overlay Story Overlay Specific Plan Overlay Water Course Overlay

<sup>1</sup> Airport Land Use Compatibility Plan (ALUCP) – If proposed development is within an ALUCP Compatibility zone, additional analysis is required to determine whether the proposal complies with ALUCP criteria. If the site is within an Airport Influence Area, some of the uses permitted or conditionally permitted in the City Zone(s) listed here may not be permissible or maybe subject to additional restrictions on density or intensity. See Chapter 19.149 of the Riverside Municipal Code and the applicable ALUCP for additional information.

\*<sup>2</sup> See Table LU-3 (Land Use Designations)

Table LU-6  
Consistency Quick Check

Quick Check Questions		Consistency Quick Check	
		Yes	No
1.	Is the use permitted in the site's current zoning designation?	Go to Question 2	Rezoning required
2.	Is the proposed use permitted or conditionally permitted in a zone that is consistent with the site's General Plan land use designation, per LU-5?	Consistent <sup>1</sup>	Go to Table LU7 – Consistency Criteria

<sup>1</sup> Airport Land Use Compatibility Plan (ALUCP) – If proposed development is within an ALUCP Compatibility zone, additional analysis is required to determine whether the proposal complies with ALUCP criteria. If the site is within an Airport Influence Area, some of the uses permitted or conditionally permitted in the City Zone(s) listed here may not be permissible or maybe subject to additional restrictions on density or intensity. See Chapter 19.149 of the Riverside Municipal Code and the applicable ALUCP for additional information.

# LAND USE AND URBAN DESIGN ELEMENT



Table LU-7  
Consistency<sup>1,2</sup> Criteria

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





# LAND USE AND URBAN DESIGN ELEMENT

Table LU-7  
Consistency<sup>1,2</sup> Criteria

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

# LAND USE AND URBAN DESIGN ELEMENT



Table LU-7  
Consistency<sup>1,2</sup> Criteria

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