



P19-0565 (ZONING CODE AMENDMENT)

Community & Economic Development Department

Planning Commission

Agenda Item: 4

Date: September 5, 2019

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BACKGROUND

1) 2016 – Streamline Riverside

- a) Comprehensive Zoning Code update
- b) Simplify the development review process
- c) Identify opportunities for simplification of Code



2) Zoning Clean-Up

- a) Codify Division Interpretations
- b) Clarify and correct vague or conflicting language
- c) Make corrections and minor revisions



2



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CHAPTERS TO BE AMENDED

- | | |
|---|---|
| 1) 19.050, 19.650, 19.720, 19.730,
19.760, 19.910 - <i>CEDD and DRC
Responsibilities and Authority</i> | 6. 19.440 – <i>Accessory Buildings and
Structures</i> |
| 2) 19.100 – <i>Residential Zones</i> | 7. 19.580 – <i>Parking and Loading</i> |
| 3) 19.120 – <i>Mixed-Use Zones</i> | 8. 19.710 – <i>Design Review</i> |
| 4) 19.150 – <i>Base Zones Permitted
Land Uses</i> | 9. 19.740 – <i>Temporary Use Permits
(TUP)</i> |
| 5) 19.385 – <i>Recycling Facilities</i>
19.870 – <i>Recycling Center
Permits (RCP)</i> | 10. 19.770 – <i>Site Plan Review Permit</i> |
| | 11. 19.910 – <i>Definitions</i> |



3

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PROPOSED AMENDMENTS

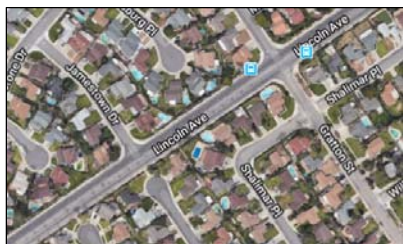
- 1) **Responsibilities and authority of CEDD and the DRC – *Chapters 19.050, 19.650, 19.720, 19.730, 19.760, 19.910***
 - a) Clarify that any three of the Divisions and Departments comprise the Committee (Planning Division chair)
 - b) Variance approvals shifted from DRC to CEDD
 - c) CEDD Director - void individual conditions of Conditional Use Permits if Entertainment Permit is issued



4

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PROPOSED AMENDMENTS



2. Residential Zones – *Chapter 19.100*

- a) Clean up of development standards
- b) Remove “Lot Area per Dwelling Unit” standard from multi-family development table
- c) Clarify agricultural uses allowed in RE & R-1-1/2 Acre Zones

3. Mixed-Use Zones – *Chapter 19.120*

- a) Clarify “Front Building Façade Length” standards and reference
- b) Clarify Open Space requirements for each Zone (MU-V, MU-N, MU-U)

5

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PROPOSED AMENDMENTS



4. Base Zones Permitted Land Uses – *Chapter 19.150*

- a) Permit Senior Housing by right in multi-family & mixed-use zones
- b) MCUP for Senior Housing in R-1 and MU-N zones



6



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PROPOSED AMENDMENTS

5. Recycling Facilities – *Chapter 19.385 and Chapter 19.870*

- a) Require mobile units to be architecturally compatible with surrounding shopping center
- b) Increase setback to 100 feet from residences
- c) Operator responsible for upkeep, cleaning, maintenance
- d) Require biennial (every two years) renewal of all Recycling Permits



7

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PROPOSED AMENDMENTS



6. Accessory Buildings & Structures – *Chapter 19.440*

- a) Require minimum 50 feet front yard setback for accessory structures



7. Parking and Loading – *Chapter 19.580*

- a) Remove unnecessary parking requirements
- b) Reduce parking ratio for "Senior Housing"
- c) Clarify Vehicle Wash Facility parking requirements



8

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PROPOSED AMENDMENTS

8. Design Review – *Chapter 19.710*

- a) Historic structures exempt from Design Review
- b) Senior Housing subject to Design Review



9. Temporary Use Permit – *Chapter 19.740*

- a) Uses shifted to Minor TUPs:
 - 1) Fairs, Concerts, Exhibits, or Similar Uses
 - 2) Non-Commercial Tent Meetings
 - 3) Outdoor Preparation of Food (Temporary)
- b) Fee exemption for non-profit 501(c)(3) organizations
- c) Re-insert "Vapor Recovery Operations" into TUP uses table
- d) Minor reorganization and clarifying changes



9

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PROPOSED AMENDMENTS



10. Site Plan Review Permit – *Chapter 19.770*

- a) Clarify standalone Senior Housing exempt from Site Plan Review when in mixed-use zones. Subject to Design Review instead.



11. Definitions – *Chapter 19.910*

- a) Add definition for "Riding Stable and Academy"



10

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RECOMMENDATIONS

That the City Planning Commission:

- 1) **RECOMMEND that the City Council DETERMINE** that Planning Case P19-0565 (Zoning Code Text Amendment) is exempt from the California Environmental Quality Act subject to Section 15061(b)(3), as it can be seen with certainty that the amendment will not have the potential to cause a significant effect on the environment; and
- 2) **RECOMMEND that the City Council APPROVE** Planning Case P19-0565 (Zoning Code Amendment) based on the findings outlined in the staff report and summarized in the attached exhibits.



11

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REQUIRED FINDINGS

(FOR REFERENCE ONLY)

- 1) The proposed Zoning Code Text Amendment is consistent with the goals, policies, and objectives of the General Plan;
- 2) The proposed Zoning Code Text Amendment will not adversely affect surrounding properties; and
- 3) The proposed Zoning Code Text Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.



12

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