



ZONING CLEAN-UP

P19-0565 (ZONING CODE AMENDMENT)

Community & Economic Development Department

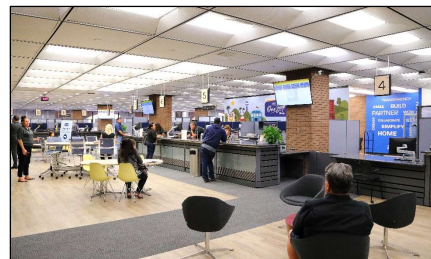
City Council
October 22, 2019

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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



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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

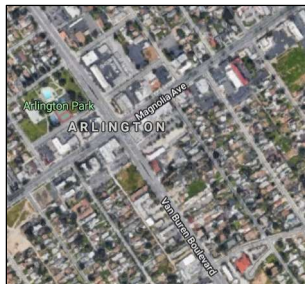
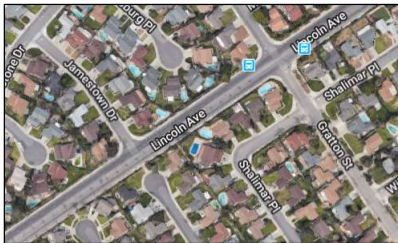
- a) Clarify that any three of the Divisions and Departments comprise the Development Review Committee (Planning, Building & Safety, Public Works, Public Utilities, Parks & Recreation, Police or Fire)
- b) Variance approvals shifted from DRC to CEDD
- c) CEDD Director - void individual conditions of Conditional Use Permits if Entertainment Permit is issued



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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)



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PROPOSED AMENDMENTS



4. Base Zones Permitted Land Uses – Chapter 19.150

- a) Permit Senior Housing by right - R-3- and R-4 Zones and MU-V and MU-U - Zones
- b) MCUP for Senior Housing in R-1 and MU-N zones



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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 up-keep, cleaning, maintenance
- d) Require annual renewal of Permits

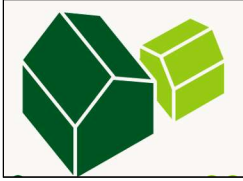


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PROPOSED AMENDMENTS



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



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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 (approximately 12/year)
- c) Re-insert "Vapor Recovery Operations" into TUP uses table
- d) Minor reorganization and clarifying changes



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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”



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RECOMMENDATIONS

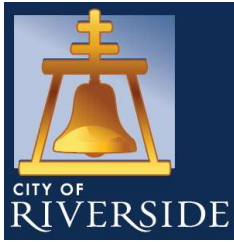
That the City Council:

- 1) Determine that Planning Case P19-0565 (Zoning Code 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 does not have the potential to cause a significant effect on the environment;
- 2) Approve Planning Case P19-0565 (Zoning Code Amendment) based on the findings outlined in the Planning Commission staff report (Attachment 1); and
- 3) Introduce and subsequently adopt an Ordinance (Attachment 3) to amend Riverside Municipal Code Title 19, as proposed under Planning Case P19-0565.



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