

Exhibit 2 – Proposed Amendment to Title 19 - Zoning

ARTICLE V. - BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS>

Chapter 19.100 – RESIDENTIAL ZONES (RA-5, RC, RR, RE, R-1-1/2 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)

19.100.070 - Additional regulations for the R-3 and R-4 Zones.

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.

1. Development consisting of 20 units or fewer shall provide a large open area (one of the dimensions shall be a minimum of 50 feet).
2. 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
3. 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~~private gathering of residents, etc.
- d. Barbeque facilities equipped with multiple grills, picnic benches, etc. The barbecue facilities shall be conveniently located throughout the site. The number of barbecue facilities and their locations shall be subject to Community and Economic 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.
4. Other recreational amenities not listed above, may be considered in lieu of those listed subject to Community & Economic Development Director review and approval.
5. Related recreational activities may be grouped together and located at any one area of the common space.
6. Dispersal of recreational facilities throughout the site shall be required for development with multiple recreational facilities.
7. 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.
8. 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.
- B. *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 eight feet in R-3 zones and five 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 five 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 40 percent of the total required group open space for the project.

C. *Distance between buildings.* The minimum distance between buildings shall be not less than 15 feet.

D. *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).

E. *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.

F. *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.

G. *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.

H. *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).

I. *Landscaping.* Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation).

J. *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.

(Ord. 7408 §1, 2018; Ord. 7331 §4, 2016; Ord. 6966 §1, 2007)

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Chapter 19.150 – BASE ZONES PERMITTED LAND USES

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19.150.020 – Permitted land uses.

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19.150.020.A Permitted Uses Table

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)				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	
Assemblies of People - Entertainment - Not Including Adult-Oriented Businesses (e.g., Theater - Live Performance, Motion Picture, Auditoriums, Banquet Halls, Nightclubs , etc.) – <u>Not Subject to the Provisions of RMC 5.80 (Entertainment Permit)</u>	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 See 5.80 – Entertainment Permit 19.149 - Airport Land Use Compatibility***
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 See 19.149 - Airport Land Use Compatibility*** 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
Storefront	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	MC	X	X	X	

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19.150.020.B Incidental Uses Table

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 (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
Entertainment - Incidental	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	5.80 – Entertainment Permit

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19.150.020.C Temporary Uses Table

This table identifies uses that are temporary in nature.

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
Entertainment (Trial Basis Only)	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X		

ARTICLE VII. SPECIFIC LAND USE PROVISIONS

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Chapter 19.250 – ASSEMBLIES OF PEOPLE—ENTERTAINMENT

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19.250.020 - Applicability and permit requirements.

Assemblies of people for entertainment purposes, as defined in Article X (Definitions), excluding adult entertainment that is regulated by Chapter 19.240, are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this chapter.

~~A. Notwithstanding any specific provisions of Article V, Base Zones and Related Use and Development Provisions, the following incidental entertainment uses, as defined in Article X (Definitions), shall be exempt from any separate discretionary permit requirement, other than any permit that may be required of the principal use:~~

- ~~1. Entertainment that is clearly incidental to a sit-down restaurant, book store, art gallery, bar/lounge or other non-entertainment-oriented use, provided that no stage or dance floor is involved.~~

19.250.025 Entertainment Permit

~~Entertainment that is clearly incidental to a full-service hotel that includes convention facilities, meeting rooms, and restaurant services. Entertainment activities associated with any primary permitted land use are subject to the provisions of Chapter 5.80 (Entertainment Permit).~~

(Ord. 7331 §27, 2016; Ord. 6966 §1, 2007)

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Chapter 19.410 – VEHICLE FUEL STATIONS

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19.410.030 - Additional findings required.

In addition to any findings required for the granting of a discretionary permit for a vehicle fuel station, the Approving or Appeal Authority shall be required to make the additional findings:

- A. That the vehicle fuel station will not substantially increase vehicular traffic on streets in a residential zone, and that the vehicle fuel station will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.
- B. That the vehicle fuel station will not substantially lessen the usability of adjacent or nearby commercially-zoned property for commercial use by interfering with pedestrian traffic.
- C. That the vehicle fuel station will not create increased traffic hazards to pedestrians when located near a school, assemblies of people—non-entertainment or assemblies of people—entertainment.

- D. That the vehicle fuel station site is served by streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by such service station use.
- E. That the vehicle fuel station site is adequate in size and shape to accommodate said use, and to accommodate all yards, walls, parking, landscaping and other required improvements.

(Ord. 7331 §62, 2016; Ord. 6966 §1, 2007)

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Chapter 19.450 - ALCOHOL SALES

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19.450.020 - Applicability and permit requirements.

Alcohol sales, 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.

- A. Any establishment, business or facility that proposes to engage in the off-sale of alcoholic beverages shall obtain a conditional use permit pursuant to Chapter 19.760 (Conditional Use Permit), except for the following uses:
 - 1. Establishments that do not propose to sell alcohol as their principal business and that contain 15,000 square feet or more of gross floor area.
 - 2. Florist shops that propose the incidental sale of wine along with gift or floral baskets; such uses shall obtain a minor conditional use permit processed pursuant to Chapter 19.730 (Minor Conditional Use Permit).
- B. Any establishment, business or facility that proposes to engage in the on-sale of alcoholic beverages, unless exempted by subsection 1, below shall obtain a minor conditional use permit pursuant to Article IX, Land Use and Development Permit Requirements/Procedures
 - 1. The Community & Economic Development Director or his/her designee shall exempt a business providing on-sale of alcoholic beverages from the minor conditional use permit requirement if all of the following conditions apply:
 - a. The premises contains a kitchen or food-servicing area in which a variety of food is prepared and cooked.
 - b. The primary use of the premises is for sit-down food service to patrons.
 - c. The premises serves food to patrons during all hours the establishment is open for customers.
 - d. If there is a separate area primarily intended for the consumption of alcoholic beverages, it does not constitute more than 30 percent of the public access floor area or 1,000 square feet, whichever is less.
 - e. No alcoholic beverages, including beer or wine are sold or dispensed for consumption beyond the premises.
 - ~~f. The use is not subject to any discretionary permit as an entertainment use.~~
 - ~~g.f.~~ The premises is defined as a "bona fide public eating place" by the State of California Department of Alcoholic Beverage Control.

~~h.g.~~ The business is not located within 100 feet of any existing residential dwelling or property zoned for residential use, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential property. This provision shall not apply to residential uses that are a part of a mixed use zone or mixed use project.

(Ord. 7331 §70, 2016; Ord. 7158 §12, 2012; Ord. 6966 §1, 2007)

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ARTICLE VIII. SITE PLANNING AND GENERAL DEVELOPMENT PROVISIONS

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Chapter 19.580 - PARKING AND LOADING

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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~~ dining or gathering 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.

(Ord. 7457 § 1(Exh. A), 2019; Ord. 7408 §1, 2018; Ord. 7331 §94, 2016; Ord. 7235 §11, 2013; Ord. 7109 §11, 2010; Ord. 6966 §1, 2007)

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Chapter 19.620 - GENERAL SIGN PROVISIONS

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19.620.080 - Standards for specific sign types by district and use type.

- A. Permanent signs shall comply with the standards in Tables 19.620.080.A, B and C and the additional requirements that follow the tables.
- B. *Signs in nonresidential and mixed use districts.* Signs erected on a site may be any combination of permitted sign types, subject to the limitations for individual sign types listed in Tables 19.620.080 A, B, and C, the following requirements, and any other applicable provisions of this chapter.
- C. *Signs in residential districts.* Signs erected on properties in residential districts may be any combination of permitted sign types, subject to the limitations for individual sign types listed in this section and any other provisions of this chapter
- D. *Other sign types.* In addition to the requirements in Table 19.620.080.C, the following regulations apply in all zones where the associated use has been established subject to the requirements of the Zoning Ordinance.

1. Way-finding signs in commercial complexes six or more acres in size. In addition to directional signs allowed by Section 19.620.040.B.1, commercial complexes six or more acres in size that provide public parking are permitted additional directional/way-finding signs to aid traffic circulation within the complex and direct persons to parking areas and specific business functions subject to the following requirements:
 - a. Signs shall be subject to the approval of a sign program pursuant to Section 19.620.110;
 - b. Signs shall be set back at least 75 feet from any public right-of-way;
 - c. Signs shall not exceed 15 square feet in area or seven feet in height;
 - d. The maximum number and location of directional signs shall be as determined by the approved sign program.
2. *Portable signs on private property.* Retail sales establishments on private property in pedestrian-oriented areas as identified and established through an approved sign program, may have one portable "A-frame" or similar type of pedestrian-oriented sign for ongoing display subject to the approval of a sign program that identifies and establishes a designated pedestrian oriented display area for portable signs (refer to Chapter 19.625 for portable sign requirements in the Pedestrian Mall, as defined by Article 10, Definitions, of the Zoning Ordinance). Portable signs shall meet the following requirements:
 - a. A portable sign may be up to 12 square feet in area and four feet in height and may not exceed a width of four feet.
 - b. The sign shall be located on private property and within 15 feet of the front door of the place of business.
 - c. The sign shall only be displayed during hours when the establishment is open and must be removed and placed indoors each day at the close of business.
 - d. Such signs must be made of durable materials designed to withstand exterior conditions such as smooth particle board, medium density fiberboard or plywood, which are sturdy and designed for paint. All visible surfaces of the sign shall be finished in a uniform or complimentary manner. Borders, artistic enhancements, and graphics reflecting the nature of the related business are encouraged.
 - e. Portable signs shall be weighted to resist displacement by wind or other disturbances. Portable signs shall not be illuminated, animated, or electrically or mechanically powered in any manner.
 - f. Portable signs may not be placed in the public right-of-way or in any location where they will impede or interfere with pedestrian or vehicular visibility or traffic or where they are likely to attract the attention of passing motorists.
 - g. A portable sign shall be located in front of the business and shall not extend into the public right-of-way, or closer than 35 feet from the curb face of any cross-street open to vehicular traffic.
 - h. A portable sign shall not be located in a landscape planter, permanent seating area, or any location where it may create an impediment to pedestrian, disabled, or emergency access.
 - i. Balloons, banners, flags, lights, pinwheels, umbrellas, or other similar items, shall not be attached to, or made a part of a portable sign.

- j. The Community & Economic Development Director or his/her designee may refer the design of a pedestrian mall sidewalk sign to either the Cultural Heritage Board or the City Planning Commission for resolution of design related issues.
 - k. Maintenance of the sign and any damage or injury caused by the sign is the responsibility of the business owner who shall be required to maintain liability insurance subject to applicable City requirements.
 - l. Portable signs may be installed as temporary signage subject to requirements of Section 19.620.090.
3. *Changeable copy signs.* Signs using manually or electronically changeable copy are permitted subject to compliance with the following requirements.
- a. The copy of electronically displayed messages may change no more frequently than once every eight seconds except for signs located in a residential district or readily visible from a residential property, which shall not be changed more than twice during any 24 hour period and shall not be illuminated between the hours of 10:00 p.m. and 7:00 a.m.
 - b. All electronic message displays shall be equipped with automatic controls to allow for adjustment of brightness based on ambient lighting conditions.
 - c. *Theaters.* Theaters offering live performances or motion pictures and having permanent seating may display one on-premises building sign with maximum 1½ square feet of sign area for each front foot of building frontage and one changeable copy building-mounted sign using either manually or electronically changeable copy that comply with the following requirements:
 - i. *Live performance theaters less than 100 permanent seats.* One changeable copy marquee up to 50 square feet in area.
 - ii. *Live performance theaters with 100 or more permanent seats.* One changeable copy marquee up to 150 square feet in area.
 - iii. *All motion picture theaters.* One changeable copy marquee up to 60 square feet in area.
 - d. *Elementary, middle and high schools.* Elementary, middle and high schools shall be permitted one freestanding or building mounted combination on-premises sign per use as described below:
 - i. *Sites less than 15 acres.* One maximum 40 square foot, six foot high static or changeable copy on-premises, monument sign or 40 square foot static or building sign. Changeable copy signs may have either manually or electronically changeable copy.
 - ii. *Sites 15 acres or more.* One maximum 65 square foot, 15 foot high static or changeable copy on-premises pylon sign, or 65 square foot static or changeable copy building sign. Changeable copy signs may have either manually or electronically changeable copy.
 - e. *Colleges and universities on sites 15 acres or more.* Subject to the approval of a sign program pursuant to Section 19.620.110, one maximum 65 square foot, 15 foot high static or changeable copy on-premises pylon sign or 65 square foot static or changeable copy building sign. Changeable copy signs may have either manually or electronically changeable copy.

- f. *Other assemblies of people—~~Non~~non-entertainment.* Other public assemblies that are not engaged in commercial entertainment shall be permitted one freestanding or building mounted changeable copy sign as described below:
- i. *Sites one acre in size or less.* The changeable copy monument sign shall be a maximum of 15 square feet in area and six feet in height. The changeable copy building sign shall be a maximum of 24 square feet in area.
 - ii. *Sites greater than one acre and less than 15 acres.* The changeable copy monument sign shall be a maximum of 40 square feet in area and six feet in high. The changeable copy building sign shall be a maximum of 40 square feet in area.
 - iii. *Sites 15 acres or more.* The changeable copy sign pylon sign shall be a maximum of 65 square foot in area and 15 feet in height. The changeable copy building sign shall be a maximum of 65 square feet in area.
 - iv. Changeable copy signs may be manually or electronically changeable.
- g. *Other ~~public assemblies~~assemblies of people—non-entertainment located in a nonresidential complex.* Other public assemblies located within an existing office, commercial or industrial complex shall be allowed one changeable copy sign serving that particular use in lieu of the permitted monument sign for the existing multi-tenant office, commercial or industrial complex permitted under 19.620.080.A.
- h. *Other ~~public entertainment venues~~assemblies of people—entertainment. ~~Public entertainment venues~~Assemblies of people—entertainment uses* shall be permitted one freestanding or building mounted changeable copy sign, selected from the following options:
- i. *Sites less than 15 acres.* One maximum 40 square foot, six foot high combination changeable copy on-premises monument sign using either manually or electronically changeable copy, or one building-mounted sign shall be permitted, located on the frontage occupied by the use, maximum 1½ square feet of sign area for each foot of the occupancy frontage, not to exceed 100 square feet. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign. The message shall consist of static copy changed no more frequently than twice during any 24-hour period. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign.
 - ii. *Sites 15 or more acres.* One maximum 65 square foot, 15 foot high combination changeable copy on premises pylon sign using either manually or electronically changeable copy, or one building mounted sign shall be permitted, located on the frontage occupied by the use, maximum 1½ square feet of sign area for each front foot of the occupancy frontage, not to exceed 100 square feet. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign. The message shall consist of static copy changed no more frequently than twice during any 24-hour period. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign.
 - iii. *Amusement parks over 24 acres within 100 feet of a freeway.* In lieu of the freestanding sign allowed above, one changeable copy pylon sign up to 750 square feet in area and 66 feet in height that is oriented toward the adjacent freeway shall be permitted. Copy may be either manually or electronically changeable with letters no more than 30 inches high. Static copy may be changed no more frequently than twice during any 24-hour period. The changeable copy

portion of the sign shall not exceed the lesser of 218 square feet or 75 percent of the overall sign size. The sign shall comply with all applicable Caltrans standards for signs adjacent to freeways.

iii-iv. *Entertainment venues as defined in Chapter 5.80 (Entertainment permit).*
Signs for establishments requiring an Entertainment Permit pursuant to Chapter 5.80 shall be governed by the allowable signage type(s) for the primary permitted use of the establishment.

- i. *Drive-thru menu boards.* Menu boards may contain electronically displayed messages that are static, change no more than three times during any 24-hour period, and are not readily visible from residential properties or the public right-of-way. Such signage shall only be illuminated when the establishment is open for business.
4. *Electronic message center sign.* Electronic message center signs (EMC) are permitted in commercial complexes ten acres or larger and on parcels with ~~an approved entertainment uses~~assemblies of people—entertainment uses 15 acres or larger subject to the approval of a conditional use permit and compliance with the following requirements:
 - a. EMC are only permitted on parcels with frontage on an Arterial Street designated in the circulation and community element of the General Plan and which do not abut or face a residential district.
 - b. The copy of electronically displayed messages may change no more frequently than once every eight seconds. A minimum of 0.3 second of time with no message displayed shall be provided between each message displayed on the sign.
 - c. Displays shall contain static messages only, and shall not have movement, or the appearance of optical illusion or movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination, or the flashing, scintillating or varying of light intensity.
 - d. All electronic message displays shall be equipped with a sensor or other device that automatically determines ambient illumination and is programmed to automatically dim according to ambient light conditions or can be adjusted to comply with the following illumination requirements in sub-section b of this section.
 - e. *EMC illumination requirements.* Between dusk and dawn the illumination of an EMC shall conform to the following requirements:
 - i. The luminance of an EMC shall not exceed 0.3 foot-candles more than ambient lighting conditions when measured at the recommended distance in Table TBD based on the area of the EMC.
 - ii. The luminance of an EMC shall be measured with a luminance meter set to measure foot-candles accurate to at least two decimals. Luminance shall be measured with the EMC off, and again with the EMC displaying a white image for a full color capable EMC, or a solid message for a single-color EMC. All measurements shall be taken perpendicular to the face of the EMC at the distance specified in Table 19.620.080.D based on the total square footage of the area of the EMC.

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ARTICLE IX. – LAND USE DEVELOPMENT PERMIT REQUIREMENTS/PROCEDURES

Chapter 19.740 - TEMPORARY USE PERMIT

Table 19.740.020
Temporary Use Permit

Temporary Use	Maximum Number of Consecutive Days per Event ¹	Maximum Number of Occurrences per Calendar Year ¹	Maximum Number of Days Per Calendar Year ¹	Type of Temporary Use Permit
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	Minor
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)	<p>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 Section 19.740.050.C.6 for more information.</p> <p>An extension of up to 90 days may be permitted as noted under Section 19.740.050.C.6.g during the processing of a Conditional Use Permit, Minor Conditional Use Permit, or Entertainment Permit (depending on Zone) only if a MCUP, CUP, or Entertainment Permit has already been filed with the Planning Division.</p>			Major
Fair, Concert, Exhibit or Similar Uses	7	2	14	Minor
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	Minor
Outdoor Preparation of Food (Temporary), Food	3	6	18	Minor

and Drink Festivals, or Similar Uses				
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
Vapor Recovery Operations	-	-	-	Major

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.

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19.740.050 - Development, operational and location standards.

- A. Any use which is prohibited by state or federal law is also strictly prohibited.
- B. All events must comply with Title 7 of the Riverside Municipal Code (Noise).
- C. 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 30 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 9:00 a.m. to 10:00 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 9:00 a.m. to 10:00 p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or his/her designee. 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 five 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 a.m. and 10:00 p.m. 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 20 events in a consecutive 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 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 90 days, for up to 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 9:00 p.m. 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 a.m.~~
 - ~~(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 50 percent of the total revenues generated by the establishment.~~
 - ~~(4) The minimum age for admittance shall be 21 years of age.~~~~

7.6. 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 9:00 a.m. to 10:00 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.

~~8-7.~~ 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.

~~9-8.~~ 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 9:00 a.m. to 10:00 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.

~~10-9.~~ 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.

~~41.10.~~ 41.10. 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.

~~42.11.~~ 42.11. 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 9:00 a.m. to 10:00 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.

13.12. 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.

14.13. 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.

~~15.14.~~ Temporary holiday storage containers.

- a. A maximum of four 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 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 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.

~~16.15.~~ 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.
 - (1) All equipment shall be located as far as possible, but not closer than ten feet, to any property with a residential use or other uses designed for overnight human habitation, such as motels, hotels, hospitals or group homes.
 - (2) The location on the site shall not disrupt the flow of traffic onto and off of the site.
 - (3) Whenever possible, the facility shall not displace required parking. If this is not possible, the Community & Economic Development Director or his/her designee may grant a temporary displacement of required parking for the time the vapor recovery operation is in operation.
- b. Operation and development standards.
 - (1) All equipment shall be screened with landscaping, block walls or opaque fencing consistent with landscaping and/or physical improvements in the area.
 - (2) Sound emanating from machinery shall be muffled so as not to exceed 60 dBA at the nearest property line of any nonresidential use and 45 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.
 - (3) The Community & Economic Development Director or their designee may limit the hours of operation to between 9:00 a.m. and 10:00 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.

- (4) Approval from all applicable governmental agencies shall be obtained.
- (5) 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.

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CHAPTER 19.780 – PLANNED RESIDENTIAL DEVELOPMENT PERMIT

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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 five 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:
 - i. 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;
 - ii. Pool and spa;
 - iii. Multi-purpose room equipped with kitchen, defined areas for games, exercises, recreation, ~~entertainment~~private gathering of residents, etc.;
 - iv. 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;
 - v. Court facilities (e.g. tennis, volleyball, basketball, etc.);
 - vi. Jogging/walking trails with exercise stations;
 - vii. Community garden;
 - viii. Theater;
 - ix. Computer room;
 - x. Exercise room;
 - xi. Golf course, putting green, etc.;
 - xii. Passive recreational facilities tied to existing topographical features, with gazebos, benches, etc.;
 - xiii. Art pieces; and
 - xiv. Water features.
4. *Private open space.*
- a. A minimum of 200 square feet per dwelling unit is required, with no dimension less than ten feet.
5. *Parking.*
- a. Parking shall be in accordance with Chapter 19.580 (Parking and Loading) with the following exceptions and additions:
 - i. A minimum of two fully enclosed (garage) spaces are required per dwelling unit.
 - ii. A minimum of one guest space per three dwelling units 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.

- iii. *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 eight-foot high block wall, and five-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 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 two fully enclosed (garage) spaces are required per dwelling unit.

D. *Private streets.* Refer to private street standards in [Title 18.210](#).

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ARTICLE X: - DEFINITIONS

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Chapter 19.910 - DEFINITIONS

19.910.020 – “A” Definitions.

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Assemblies of people—entertainment means a use or indoor facility, not specifically identified in Table 19.150.020.A (Permitted Uses), 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~~ a specified activity or activities - 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).

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19.910.060 – “E” Definitions.

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~~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. Has the same meaning as the definition and requires a permit as provided in Chapter 5.80 of Title 5 (Business Taxes, Licenses and Regulations).~~

~~Entertainment, incidental. means 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. Has the same meaning as the definition provided in Chapter 5.80 of Title 5 (Business Taxes, Licenses and Regulations).~~

~~Entertainment venue, public means a publicly owned or operated facility or any privately operated amusement park that regularly hosts entertainment events open to the general public.~~

19.910.150 – “N” Definitions.

~~Nightclub means 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. “Nightclub” does not include activities associated with another primary permitted use such as a bar or restaurant subject to the provisions of Chapter 5.80 (Entertainment Permit).~~

19.910.170 – “P” Definitions.

~~Public entertainment venue. See "entertainment venue, public."~~

Exhibit 2A – Proposed Amendment to Title 19 – Zoning (Clean-Up Items – Not Related to Entertainment Permits)

ARTICLE IX. – LAND USE DEVELOPMENT PERMIT REQUIREMENTS/PROCEDURES

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Chapter 19.690 - EFFECTIVE DATES, TIME LIMITS, AND EXTENSIONS

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19.690.050 - Time extension.

- A. The period within which the exercise of a discretionary permit or other approval must occur may be extended by the Community & Economic Development Director or their designee as described in B—K below. A Temporary Use Permit may not be extended. An application for extension shall be filed, along with appropriate fees and necessary submittal materials pursuant to Chapter 19.660 (General Application Processing Procedures).
- B. Variances, administrative design review actions and Minor Conditional Use Permits may receive a maximum of two, one year time extensions.
- C. Conditional use permits and Site Plan Review permits, not related to an implementing subdivision and/or legislative action, may be granted time extensions by the Community & Economic Development Director or their designee up to a total of five years beyond the original approval expiration date. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case, in addition to a time extension fee.
- D. Planned residential development permits, related to an implementing subdivision and/or legislative action, may be granted time extensions by the Community & Economic Development Director or their designee up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued the planned residential development will be considered vested and time extensions are no longer needed. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case, in addition to a time extension fee.
- E. Zoning Text/Map, General Plan and Specific Plan amendments may be granted time extensions by the Community & Economic Development Director or their designee up to a total of five years beyond the original approval expiration date. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.040 (Notice of Hearing for Legislative Actions), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case, in addition to a time extension fee.

- F. Any permit extension may be conditioned to comply with any development standards that may have been enacted since the permit was initially approved.
- G. The extension may be granted only when the Community & Economic Development Director or designated Approving or Appeal Authority finds that the original permit findings can be made and that there are no changed circumstances or that there has been diligent pursuit to exercise the permit that warrants such extension.
- H. Retroactive time extensions may be granted for a period not greater than specified in Sections 19.690.050.B, C, D and E F.
- I. A separate fee shall be required for each year of permit extension.
- J. Extensions related to the terms of nonconforming uses and structures are governed by Article III, Chapter 19.080 (Nonconformities).
- K. Time extensions for tentative maps are governed by Chapter 18.180 and State Law as it relates to automatic time extensions.
- L. The period of time specified in Chapter 19.690, including any extension granted by the Community & Economic Development Director, shall not include the period of time during which a lawsuit involving the approval or conditional approval of the entitlement(s) is or was pending in a court of competent jurisdiction, if the stay of the time period is approved by the Community & Economic Development Director. After service of the initial petition or complaint in the lawsuit upon the Community & Economic Development Director, the applicant may apply for a stay following the same procedures in Chapter 19.690. Within 40 days after receiving the application, the Community & Economic Development Director shall either stay the time period for up to five years or deny the requested stay.

(Ord. 7331 §105, 2016; Ord. 6966 §1, 2007)

ARTICLE X: - DEFINITIONS

Chapter 19.910 - DEFINITIONS

19.910.200 – “S” Definitions

Short-term rental, as regulated in Title 5 of the Riverside Municipal Code, means the rental of a dwelling, or a portion thereof, by the owner to another person or group of persons for occupancy, dwelling, lodging or sleeping purposes for a period of less than thirty (30) consecutive calendar days. The rental of units within city-approved hotels, motels, and bed-and-breakfast inns shall not be considered to be a short-term rental.