

Chapter 19.146 – NORTHSIDE SPECIFIC PLAN ZONE (NSP)

19.146.010 - Purpose.

The Northside Specific Plan Zone is established to create safe, healthy and balanced community celebrating the history and culture of the greater Riverside area. The Northside Specific Plan includes a mix of diverse uses that enhance the existing character of the Northside. The Northside Specific Plan, as adopted by City Council on XXX as may be amended from time to time, sets forth the land use regulations and development standards applicable to all properties within the Northside Specific Plan Zone. Where any conflict exists between the regulations and standards contained in the Northside Specific Plan and provisions of this Zoning Code, the more restrictive regulations or standards shall apply.

A. As specified in the Northside Specific Plan, the Zone is divided into twelve subdistricts, each with varying uses and development standards. The subdistricts are as follows:

1. Northside Village Center (NVC) - Serves as the key hub for the Northside neighborhood. Uses include a local-serving and community-oriented uses to serve residents.
2. Trujillo Adobe Heritage Village (TAHV) – Provides opportunities that enhance the development of a cultural resource center celebrating the Trujillo Adobe.
3. Open Space, Parks, and Trails (OS) – Provides for a system of parks, open space, and trails linking residential neighborhoods with new services and amenities.
4. Freeway Mixed Use (FMU) – Allows for a mixed-use neighborhood that transitions from highway related uses closest to the freeway to residential neighborhoods on backside of West La Cadena Drive.
5. Mixed Use Neighborhoods (MU) - Provide for a variety of office, retail and residential uses to promote mixed use developments.
6. High Density Residential (HDR) – Allows for high density housing such as row houses, condominiums and apartments and includes both single and multi-family housing.
7. Medium High Density Residential (MHDR) - Medium High Density Residential neighborhoods in the Northside neighborhood will be maintained in the Northside Specific Plan.
8. Medium Density Residential (MDR) - Existing Medium Density Residential (MDR) areas in the Northside neighborhood will also be protected under the Specific Plan.
9. Business Office Park (B/OP) – Provides for single or mixed light industrial uses that do not create nuisances due to odor, dust, noise, or heavy truck traffic.
10. Commercial (C) – Includes existing retail areas in the Northside Specific Plan Zone.
11. Public Facilities/Institutional (PF) - Provide space for cultural facilities and governmental activities.
12. Transition Zone Overlay (TZO) - Allows existing land uses to transition from Business/Office Park land uses, which can continue and expand, to multi-family residential uses when the real estate market allows the properties to transition.

9.146.020 - Permitted land uses.

All permitted and conditionally permitted uses for each sub-district are listed in the adopted Northside Specific Plan. Any use which is prohibited by state and/or federal law is also strictly prohibited.

19.146.025 - Prohibited uses.

- B. Any use which is listed as prohibited in the adopted Northside Specific Plan or prohibited by state and/or federal law is strictly prohibited.
- C. Commercial marijuana cultivation, manufacturing, distribution, or sale is also strictly prohibited.

19.146.030 - Development standards.

Site development standards required for each sub-district are set forth in the adopted Northside Specific Plan.

19.146.040 - Interpretations.

Any standard or regulation not specifically covered by the Northside Specific Plan shall be subject to the provisions of this Zoning Code and the Riverside Municipal Code. Interpretations may be made by the Community & Economic Development Director or her/her designee or referred to the Planning Commission if not specifically covered in the City's existing regulations pursuant to the procedures set forth in Chapter 19.060 (Interpretation of Code).

19.146.050 - Design Review.

Design guidelines for each sub-district and general design guidelines that apply to all sub-districts are set forth in the adopted Northside Specific Plan. Any new building, structure, sign, or exterior alteration of an existing building, structure, or sign shall require design review approval as required by the adopted Northside Specific Plan.

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Chapter 19.220 - SPECIFIC PLAN OVERLAY ZONE (SP)

19.220.010 - Purpose.

The Specific Plan Overlay Zone (SP) is established to implement Sections 65450 through 65457 of the State Government Code. The Specific Plan Overlay Zone may be applied to all properties within the City lying within the bounds of an adopted specific plan, except those properties within the Downtown Specific Plan or the Northside Specific Plan.

The area within the Downtown Specific Plan boundaries is within the Downtown Specific Plan Zone that establishes the zoning for that area and is not an overlay zone. The area within the Northside Specific Plan boundaries is within the Northside Specific Plan Zone that establishes the zoning for that area and is not an overlay zone.

The Specific Plan Overlay Zone may be applied to any underlying base zone and may be applied in conjunction with other overlay zones.

(Ord. 7331 §23, 2016; Ord. 6966 §1, 2007)

19.220.020 - Permitted land uses and development standards.

For those properties where the Specific Plan Overlay Zone is applied, all permitted use restrictions, development standards, and other applicable standards or regulations governing development as contained within the adopted specific plan shall apply. To the extent that the specific plan does not enumerate use restrictions, development standards, or other applicable regulations, the standards associated with the underlying base zone shall apply. In the event that provisions of the adopted specific plan conflict with or do not correspond with the provisions of the underlying base zone, the provisions as contained in the adopted specific plan shall apply and supersede the underlying base zone requirements, with the exception of marijuana-related uses which shall be exclusively regulated by the underlying zone and are specifically prohibited. Specific plans shall be prepared and processed to Chapter 19.820 (Specific Plan/Specific Plan Amendments).

(Ord. 7431 § 4, 2018; Ord. 7331 §23, 2016; Ord. 6966 §1, 2007)