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ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING SECTION 18.150.050 AND NUMEROUS SECTIONS OF TITLE 19 OF THE RIVERSIDE MUNICIPAL CODE REGARDING ZONING.

The City Council of the City of Riverside, California, does ordain as follows:

Section 1: Section 18.150.050 of the Riverside Municipal Code is amended as follows:

“Section 18.150.050 Submittal requirements.

A. *General requirements.*

...

B. *Additional requirements for tentative tract, parcel, vesting, reversion to acreage, condominium and environmental subdivision maps.*

1. *Tentative tract, parcel, vesting, reversion to acreage, condominium and environmental subdivision maps.*

a. The tentative map shall be clearly and legibly drawn by or under the direction of a registered civil engineer ~~authorized to practice land surveying~~ or licensed land surveyor. The scale of the map shall be at least one inch equal to 100 feet. If necessary to provide the proper scale, more than one sheet may be used, but the relation of the several sheets shall be clearly shown on each. The minimum size of each sheet should be 18 inches by 26 inches. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one inch.

...”

Section 2: Section 19.080.070 of the Riverside Municipal Code is amended as follows:

“Section 19.080.070 Modification or expansion of nonconforming structures.

A nonconforming structure or use shall not be altered or expanded to increase the degree of nonconformity, except as follows:

A. ~~Expansion of a nonconforming structure with respect to development standards, including, but not limited to, setbacks, height, distances between structures and parking facilities shall be subject to the granting of a variance. The granting of a variance for the expansion of the nonconforming structure shall not authorize any expansion of the use.~~ A minor conditional use permit shall ~~also~~ be required for expansions to a nonconforming

1 use according to the applicability of the provisions found in paragraphs B and C.

2 ...”

3 Section 3: Section 19.120.030 of the Riverside Municipal Code is deleted in its entirety as
4 follows:

5 ~~“Section 19.120.030 Site plan review permit and required findings.~~

6 ~~New development in the Mixed Use Village (MU-V) and Mixed Use Urban (MU-U) Zones is~~
7 ~~subject to a Site Plan Review Permit as set forth in Chapter 19.770 (Site Plan Review Permit) of the~~
8 ~~Zoning Code.~~

9 ~~A. The Planning Commission may approve a Site Plan Review Permit for new~~
10 ~~development in the MU-V and MU-U Zones upon making the following findings:~~

11 ~~1. The proposed development is consistent with the General Plan, any applicable~~
12 ~~specific plans and the intent and purpose of the mixed-use zones (Section 19.120.010 Purpose).~~

13 ~~2. The proposed development, as conditioned, will not have substantial adverse effects~~
14 ~~on the surrounding property or uses, and will be compatible with the existing and planned land use~~
15 ~~character of the surrounding area.~~

16 ~~3. The proposed development is appropriate for the site and location by fostering a~~
17 ~~mixture and variety of land uses within the zone and the general vicinity and contributing to a~~
18 ~~synergistic relationship between uses.~~

19 ~~4. Buildings within a mixed-use development project must be compatible with each~~
20 ~~other and be designed as an integrated, unified project. All proposed development must meet the~~
21 ~~design standards and guidelines in Section 19.120.070 (Design Standards and Guidelines).”~~

22 Section 4: Section 19.120.040 of the Riverside Municipal Code is amended as follows:

23 ~~“Section 19.120.0430 Phasing.”~~

24 Section 5: Section 19.120.050 of the Riverside Municipal Code is amended as follows:

25 ~~“Section 19.120.0540 Development Standards.”~~

26 Section 6: Section 19.120.070 of the Riverside Municipal Code is amended as follows:

27 ~~“Section 19.120.0750 Design standards and guidelines.”~~

28 //

1 Section 7: Figure 19.120.070 C. of the Riverside Municipal Code entitled “Building step
2 back” is amended as follows:

3 **“Figure 19.120.0750 C. Building step back”**

4 Section 8: Figure 19.120.070 E. of the Riverside Municipal Code entitled “Privacy for
5 Residential Units” is amended as follows:

6 **“Figure 19.120.0750 E. Privacy for Residential Units”**

7 Section 9: Section 19.120.080 of the Riverside Municipal Code is amended as follows:

8 **“Section 19.120.0860 Performance standards.”**

9 Section 10: Section 19.120.090 of the Riverside Municipal Code is amended as follows:

10 **“Section 19.120.0970 Other regulations applicable to Mixed-Use Zones.”**

11 Section 11: Table 19.130.030.B of the Riverside Municipal Code entitled “All Industrial
12 Zones Development Standards” is amended as follows:

13 **“Table 19.130.030.B All Industrial Zones Development Standards.”**

14 ...

15 **Notes:**

16 1. The side or rear yard setback shall be the same as the required front yard setback
17 wherever a side or rear yard abuts any lot zoned for residential use.

18 ...

19 4. No building, structure or tree may penetrate the flight zone of an airport per the
20 "imaginary surfaces" established by Federal Aviation Regulations FAR Part 77.25. ~~Any height
21 variance will be subject to the approval of the Community & Economic Development Director or
22 his/her designee and Airport Director.~~

23 ...”

24 Section 12: Table 19.150.020.A of the Riverside Municipal Code entitled “Permitted Uses
25 Table” is amended as shown in Exhibit “A” attached hereto and incorporated herein by reference.

26 Section 13: Table 19.150.020.B of the Riverside Municipal Code entitled “Incidental Uses
27 Table” is amended as shown in Exhibit “B” attached hereto and incorporated herein by reference.

28 //

1 Section 14: Section 19.180.040 of the Riverside Municipal Code is deleted in its entirety as
2 follows:

3 ~~“Section 19.180.040 Setback variances permitted.”~~

4 ~~In lieu of filing a rezoning case to change the Building Setback Overlay Zone variances may be~~
5 ~~granted as prescribed by this title when exceptional circumstances warrant an encroachment into the~~
6 ~~Setback Overlay Zone.”~~

7 Section 15: Section 19.200.040 of the Riverside Municipal Code is deleted in its entirety as
8 follows:

9 ~~“Section 19.200.040 Stories variances prohibited.”~~

10 ~~Additional overall building height may be approved subject to the granting of a variance in the~~
11 ~~manner prescribed by this title except no variance from the number of stories restriction is~~
12 ~~permitted.”~~

13 Section 16: Section 19.265.030 of the Riverside Municipal Code is amended as follows:

14 **“Section 19.265.030 Site location, operation and development standards.**

15 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
16 apply to bail bonds establishments unless otherwise specified here.

17 A. *Site location standards.*

18 1. The business shall not be located within 600 feet of a public or private school
19 (kindergarten through twelfth grade), assemblies of people—non-entertainment or public park, as
20 measured from any point upon the outside walls of the building or building lease space containing
21 the business to the nearest property line of the school, assemblies of people—non-entertainment or
22 park site.

23 ...

24 3. The business shall be located a minimum distance of 1,000 feet from any existing
25 parolee/probationer home, or emergency shelter, or businesses licensed by the State of California for
26 off- or on-sale of alcoholic beverages as measured from any point upon the outside walls of the
27 building or building lease space of the business applying for the discretionary permit to the nearest
28 property line of the site containing the existing parolee/probationer home, emergency shelter or off-

1 or on-sitesale alcoholic beverage sales business.

2 ...”

3 Section 17: Section 19.280.030 of the Riverside Municipal Code is amended as follows:

4 **“Section 19.280.030 Site location, operation and development standards.**

5 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
6 apply to check cashing establishments unless otherwise specified here.

7 A. *Site location standards.*

8 1. The business shall not be located within 600 feet of a public or private school
9 (kindergarten through twelfth grade), assemblies of people—non-entertainment or public park, as
10 measured from any point upon the outside walls of the building or building lease space containing
11 the business to the nearest property line of the school, assemblies of people—non-entertainment or
12 park site.

13 ...

14 3. The business shall be located a minimum distance of 1,000 feet from any existing
15 parolee/probationer home, emergency shelter, or businesses licensed by the State of California for
16 off- or on-sale of alcoholic beverages as measured from any point upon the outside walls of the
17 building or building lease space of the business applying for the discretionary permit to the nearest
18 property line of the site containing the existing off-sitesale or on-sitesale alcoholic beverage sales
19 business.

20 ...”

21 Section 18: The title of Chapter 19.315 of the Riverside Municipal Code entitled “Group
22 Housing – Six or More Occupants” is amended as follows:

23 **“Chapter 19.315 – Group Housing – ~~Six~~Seven or More Occupants.”**

24 Section 19: Section 19.330.030 of the Riverside Municipal Code is amended as follows:

25 **“Section 19.330.0~~34~~40 Modifications.”**

26 Section 20: Section 19.350.040 of the Riverside Municipal Code is amended as follows:

27 **“Section 19.350.040 Site location, operation and development standards.**

28 The standards set forth in Article V, Base Zones and Related Use and Development Provisions shall

1 apply unless otherwise specified here.

2 A. *Site location standards.*

3 1. The use shall be compatible with neighboring uses.

4 ...

5 6. A parolee/probationer home shall not be located within 1,000 feet of any other group
6 housing, assisted living facility, a public or private school (kindergarten through twelfth grade),
7 university, college, student housing, senior housing, family day care home, day care center, public
8 park, library, business licensed for on- or off-site sales of alcoholic beverages, or emergency shelter
9 as defined in Article X (Definitions) and as measured from any point on the outside walls of the
10 parolee/probationer home to the nearest property line of the noted use.

11 ...”

12 Section 21: Section 19.442.030 of the Riverside Municipal Code is amended as follows:

13 “**Section 19.442.030 Requirements.**

14 An application for an ADU, MADU or JADU shall demonstrate compliance with all the standards
15 and limitations set forth in this section, to the satisfaction of the Community & Economic
16 Development Director or his/her designee.

17 A. *General.*

18 ...

19 B. *Location.*

20 1. An ADU, MADU or JADU shall be located on the same lot as the proposed or
21 existing primary dwelling.

22 ...

23 5. A JADU shall be constructed and located within the walls of the proposed or
24 existing primary dwelling and include:

25 ...

26 b. Separate sanitation facilities or shared sanitation facilities with the existing or
27 proposed structure.

28 ...

1 D. *Unit Size.*

2 1. Attached ADUs.

3 a. The total floor ~~space~~area of an attached ADU, including conversion of existing
4 floor area, shall not exceed 50 percent of the existing or proposed primary dwelling living floor -area
5 or 1,200 square feet, whichever is less.

6 b. The total floor ~~space~~area requirements shall not prevent the establishment of an
7 ADU that is at least:

8 ...

9 2. The total floor ~~space~~area of any detached ADU shall not exceed 1,200 square feet.

10 3. The total floor ~~space~~area of any MADUs shall be between 150 square feet and 430
11 square feet as measured within the exterior faces of the exterior walls.

12 ...

13 E. *Number of Units.*

14 1. Single-family.

15 a. The number of dwellings permitted on a lot developed with an existing or
16 proposed single-family residence, ~~or proposed to be developed with a single family residence,~~ shall
17 be limited to the primary dwelling, one attached ADU, one detached ADU or MADU, and one
18 JADU.

19 ...

20 2. Multi-family.

21 a. Conversion of Existing Structures.

22 i. At least one ADU, but no more than 25 percent of the existing number of
23 multi-family dwellings, shall be permitted within existing structures on lots with
24 multi-family dwelling structures.

25 ii. ~~ADUs can include conversion of~~ Conversions may include storage rooms,
26 boiler rooms, passageways, attics, basements or garages provided the ADU complies
27 with building standards for dwellings.

28 b. Construction of New Structures. ~~No more than two new detached ADUs shall be~~

1 ~~permitted on a lot that has an existing multi-family dwelling.~~

2 ~~_____ i. No more than two new detached ADUs shall be permitted on a lot that has a~~
3 ~~proposed multi-family dwelling.~~

4 ~~_____ ii. No more than eight new detached ADUs shall be permitted on a lot that~~
5 ~~has an existing multi-family dwelling, not to exceed the number of existing units on the lot.~~

6 c. MADUSs are not permitted.

7 ...

8 K. *Impact Fees.*

9 1. For ADUs under 750 square feet, no City impact fees shall apply.

10 2. For ADUs ~~over~~ 750 square feet and over, impact fees shall be charged proportionately in
11 relation to the square footage of the primary dwelling unit.

12 ...”

13 Section 22: Section 19.445.030 of the Riverside Municipal Code is amended as follows:

14 **“Section 19.445.030 Site location, operation and development standards.**

15 ~~The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall~~
16 ~~apply to agricultural field offices unless otherwise specified here.~~

17 ~~A. Domestic animal keeping.~~

18 ~~1. Domestic animal keeping is permitted in all residential and mixed-use zones.~~

19 ~~B. Non-domestic animal keeping in the RE and R-1 Zones.~~

20 ~~1. The non-commercial keeping of poultry is permitted subject to the following:~~

21 ~~a. Not more than five poultry shall be permitted at any time.~~

22 ~~b. A coop, shelter or other permanent structure shall be provided a minimum of ten feet from~~
23 ~~any neighboring residence in addition to the minimum standards provided in Chapter~~
24 ~~19.440 (Accessory Buildings and Structures).~~

25 ~~c. The keeping of crowing fowl as defined in Section 19.910.040 ("C" Definitions) is not~~
26 ~~permitted.~~

27 ~~C. Non-domestic animal keeping in the RR Zone.~~

28 ~~1. The non-commercial keeping of poultry, rabbits, crowing fowl and crowing rooster are~~

1 subject to the following:

2 a. ~~All animals shall be enclosed with a coup, shelter or other permanent structure and meet~~
3 ~~the standards provided by Chapter 10.440 (Accessory Buildings and Structures).~~

4 b. ~~No more than five poultry and four rabbits shall be permitted when 50 feet from any~~
5 ~~neighboring residence.~~

6 c. ~~No more than 50 poultry and 45 rabbits shall be permitted when 100 feet from any~~
7 ~~neighboring residence.~~

8 d. ~~Additional poultry and rabbits for noncommercial or commercial purposes may be~~
9 ~~permitted subject to the granting of a Minor Conditional Use Permit.~~

10 e. ~~The keeping of crowing fowl that exists on a property at the time the site is annexed to the~~
11 ~~City shall be abated within the amortization period of two years. If keeping of crowing fowl is not~~
12 ~~abated within such two year period, it will be a violation of this section.~~

13 f. ~~For lots greater than 20,000 square feet, the keeping of no more than seven crowing~~
14 ~~roosters is permitted. The roosters shall be housed from sunset to sunrise in an acoustical structure at~~
15 ~~least 100 feet from any neighboring residence.~~

16 *2. Equine, bovine and ovine species.*

17 a. ~~A minimum lot size of 20,000 square feet of net area is required.~~

18 b. ~~Not more than a total of two individuals of equine, bovine, or ovine species, regardless of~~
19 ~~combination, are permitted. However, one additional animal may be kept for each additional 10,000~~
20 ~~square feet of net lot area in excess of 20,000 square feet.~~

21 c. ~~All animals permitted pursuant to this subsection shall be housed, penned or pastured at~~
22 ~~least 60 feet from any neighboring residence, and shall abide by the minimum standards provided~~
23 ~~in Chapter 19.440 (Accessory Buildings and Structures).~~

24 *3. Porcine species, exclusive of pot bellied pigs.*

25 a. ~~Swine or pigs, exclusive of pot bellied pigs, shall be permitted only upon the condition that~~
26 ~~such animals are kept and maintained as a duty authorized Future Farmers of America, 4-H or~~
27 ~~similar project.~~

28 b. ~~A minimum lot size of 20,000 square feet of net area is required for any porcine species.~~

1 e. ~~Not more than two individuals of porcine species shall be permitted. However, one~~
2 ~~additional animal may be kept for each additional 10,000 square feet of net lot area in excess of~~
3 ~~20,000 square feet.~~

4 d. ~~All animals permitted pursuant to this subsection shall be housed, penned or pastured at~~
5 ~~least 60 feet from any neighboring residence, and shall abide by the minimum standards provided~~
6 ~~in Chapter 19.440 (Accessory Buildings and Structures).~~

7 ~~4. Bees. The keeping of bees is permitted, provided that all other conditions of this Zoning~~
8 ~~Code and~~
9 ~~Title 8.20 are met.~~

10 ~~5. Aviaries. The keeping of birds/aviaries is permitted, provided that all other conditions of~~
11 ~~this Zoning Code and the Municipal Code are met.~~

12 ~~6. Offspring of animals. Offspring of permitted animals shall not be counted in determining~~
13 ~~the permitted number of animals if such offspring do not exceed the following age limitations:~~

- 14 a. ~~Bovine, 24 months~~
- 15 b. ~~Equine, 18 months~~
- 16 c. ~~Ovine, 12 months~~
- 17 d. ~~Porcine, 60 days~~
- 18 e. ~~Birds, four months~~

19 ~~D. Non-domestic animal keeping in the RA-5 Zone.~~

20 ~~1. Poultry, rabbits, crowing fowl and crowing roosters.~~

21 ~~2. Equine, bovine and ovine species.~~

22 ~~a. A minimum lot size of one acre of net area is required for the grazing, raising or training of~~
23 ~~any equine, riding stables or academies of the raising of bovine or ovine species for noncommercial~~
24 ~~purposes.~~

25 ~~b. Not more than a total of two of any combination of equine, bovine, or ovine species shall~~
26 ~~be kept on any lot with an area of one acre. However, one additional animal may be kept for each~~
27 ~~half acre of net lot area in excess of one acre.~~

28

1 3. ~~Dairies, feeding lots and similar uses may be permitted subject to the granting of a~~
2 ~~Conditional Use Permit.~~

3 4. ~~Bees.~~ The keeping of bees is permitted, provided that all other conditions of this Zoning
4 ~~Code and Title 8.20 are met.~~

5 5. ~~Growing and wholesale disposal of earthworms.~~

6 a. All worm farms shall be kept at least 50 feet away from all adjacent dwellings.

7 b. The maximum height of any worm bed shall be two feet and all other structures shall
8 conform to the requirements for accessory structures.

9 c. Worm farms in excess of 64 square feet shall only be permitted subject to the granting of a
10 discretionary permit.

11 6. ~~Aviaries.~~ The keeping of birds/aviaries is permitted, provided that all other conditions of
12 ~~this Zoning Code and the Municipal Code are met.~~

13 ~~E. Non-domestic animal keeping in the RC Zone.~~

14 1. ~~Poultry, rabbits, crowing fowl and crowing roosters.~~

15 a. The noncommercial keeping of not more than five poultry, including crowing fowl (except
16 crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least
17 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the
18 animals are kept.

19 b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence,
20 the noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot is permitted. The
21 keeping of not more than seven crowing roosters are permitted on any lot, provided that such
22 roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by
23 such roosters and such structure is at least 100 feet from any residential structure on an adjoining lot.

24 c. Additional poultry and rabbits for noncommercial or commercial purposes may be
25 permitted subject to the granting of a discretionary permit.

26 2. ~~Equine species.~~

27 a. A minimum lot size of one acre of net area is required for the grazing, raising or training of
28 any equine.

1 ~~b. Not more than a total of two of any equine species shall be kept on any lot with an area of~~
2 ~~one acre. However, one additional animal may be kept for each half acre of net lot area in excess of~~
3 ~~one acre.~~

4 ~~c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at~~
5 ~~least 100 feet from any residence, including the residence on the lot where the animals are kept.~~

6 ~~3. Bees. The keeping of bees is permitted, provided that all other conditions of this Zoning~~
7 ~~Code and Title 8.20 are met.~~

8 ~~4. Aviaries. The keeping of birds/aviaries is permitted, provided that all other conditions of~~
9 ~~this Zoning Code and the Municipal Code are met.~~

10 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
11 apply to agricultural field offices unless otherwise specified here.

12 A. A minimum lot size of 5 acres shall be required to establish any agricultural field office.

13 B. The use shall be on the same property as and in conjunction with a permitted agricultural use.

14 C. The use shall be established within a stick – built, mobile coach or prefabricated structure,
15 attached to or detached from any other building on the property.

16 D. The building shall comply with the setback standards established for accessory structures in
17 Chapter 19.440 (Accessory Buildings and Structures) of the Zoning Code.”

18 Section 23: Section 19.450.030 of the Riverside Municipal Code is amended as follows:

19 **“Section 19.450.030 Site location, operation and development standards.**

20 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
21 apply to all establishments selling alcohol, unless otherwise specified here.

22 A. *Off-sale of all alcoholic beverages.*

23 1. The business shall not be located within 600 feet of a public or private school (pre-school
24 through twelfth grade), assemblies of people—non-entertainment or public park, as measured from
25 any point upon the outside walls of the building or building lease space containing the business to
26 the nearest property line of the school, assemblies of people—non-entertainment or park site.

27 ...

28 3. The business shall be located a minimum distance of 1,000 feet from any existing

1 parolee/probationer home, emergency shelter, supportive housing, transitional housing and
2 transitional housing development or businesses licensed by the State of California for off-sale
3 general alcoholic beverage sales with less than 15,000 square feet of gross floor area or which sells
4 alcoholic beverages as its principal business as measured from any point upon the outside walls of
5 the building or building lease space of the business applying for the discretionary permit to the
6 nearest property line of the site containing the existing off-~~sitesale~~ alcoholic beverage ~~sales~~-business.

7 ...

8 B. Florist shop with incidental off-~~sitesale~~ sale of wine.

9 1. The sale of wine shall be clearly incidental to a florist shop business, and shall not exceed
10 five percent of the annual gross sales revenue of the florist business.

11 ...

12 4. The business shall be located a minimum distance of 1,000 feet from any existing
13 parolee/probationer home, emergency shelter, supportive housing or transitional housing and
14 transitional housing development as measured from any point upon the outside walls of the building
15 or building lease space of the business applying for the discretionary permit to the nearest property
16 line of the site containing the existing off-~~sitesale~~ alcoholic beverage ~~sales~~ business.

17 ...”

18 Section 24: Section 19.450.050 of the Riverside Municipal Code is deleted in its entirety as
19 follows:

20 ~~“Section 19.450.050 – Variances.~~

21 ~~A. Variances may be granted from the provisions of Section 19.450.030 (A and C) above based~~
22 ~~upon careful review of unique circumstances that may apply to a particular use. Any such variance~~
23 ~~request shall increase the property notification requirement from a 300-foot radius to a 1,000-foot~~
24 ~~radius from the subject property.~~

25 ~~B. No variances from the provisions of Section 19.450.030.B above are permitted.~~

26 ~~C. Variances may be granted from the provisions of Section 19.450.030.D (11 – 14) above based~~
27 ~~upon careful review of unique circumstances that may apply to a particular use. Any such variance~~
28 ~~request for provisions of Section 19.450.030.D (11 – 14) above shall increase the property~~

1 ~~notification requirement from a 300-foot radius to a 1,000-foot radius from the subject property. No~~
2 ~~variances from the provisions of Section 19.450.030.D (6—10) above are permitted.”~~

3 Section 25: Section 19.455.030 of the Riverside Municipal Code is amended as follows:

4 **“Section 19.455.030 Site location, operation and development standards.**

5 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
6 apply to all domestic and non-domestic animal keeping unless otherwise specified here.

7 . . .

8 B. *Non-domestic animal keeping in the RRE and R-1 Zones.*

9 *1. ~~Poultry, rabbits, crowing fowl and crowing roosters.~~*

10 ~~a. A minimum lot size of 20,000 square feet of net area is required for the~~
11 ~~noncommercial keeping of any poultry or rabbits.~~

12 ~~b. The noncommercial keeping of not more than five poultry and four rabbits is~~
13 ~~permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence~~
14 ~~on an adjoining lot or parcel, excluding the residence on the lot where the animals are kept.~~

15 ~~c. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any~~
16 ~~residence, excluding the residence on the lot where the animals are kept, the noncommercial~~
17 ~~keeping of not more than 50 poultry and 45 rabbits on any lot is permitted.~~

18 ~~d. Additional poultry and rabbits for noncommercial or commercial purposes may be~~
19 ~~permitted subject to the granting of a Minor Conditional Use Permit.~~

20 ~~e. The keeping of crowing fowl that exists on a property at the time the site is~~
21 ~~annexed to the City shall be abated within the amortization period of two years. If keeping of~~
22 ~~crowing fowl is not abated within such two-year period, it will be a violation of this section.~~

23 ~~f. The keeping of not more than seven crowing roosters are permitted on any lot of~~
24 ~~20,000 square feet or greater in area, provided that such roosters are housed from sunset to~~
25 ~~sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such~~
26 ~~structure is at least 100 feet from any residential structure on an adjoining lot.~~

27 *2. ~~Equine, bovine and ovine species.~~*

28 ~~a. A minimum lot size of 20,000 square feet of net area is required for the~~

1 ~~noncommercial keeping of any equine, bovine or ovine species.~~

2 ~~b. Not more than a total of two of any combination of equine, bovine, or ovine~~
3 ~~species shall be kept on any lot with an area of 20,000 net square feet. However, one~~
4 ~~additional animal may be kept for each 10,000 square feet of net lot area in excess of 20,000~~
5 ~~square feet.~~

6 ~~c. All animals permitted pursuant to this subsection shall be housed, penned or~~
7 ~~pastured at least 60 feet from any residence, excluding the residence on the lot where the~~
8 ~~animals are kept.~~

9 ~~3. Porcine species, exclusive of pot bellied pigs.~~

10 ~~a. Swine or pigs, exclusive of pot bellied pigs, shall be permitted only upon the~~
11 ~~condition that such animals are kept and maintained as a duly authorized Future Farmers of~~
12 ~~America, 4 H or similar project.~~

13 ~~b. A minimum lot size of 20,000 square feet of net area is required for the~~
14 ~~noncommercial keeping of any porcine species.~~

15 ~~c. Not more than a total of two porcine species shall be kept on any lot with an area~~
16 ~~of 20,000 net square feet. However, one additional animal may be kept for each 10,000~~
17 ~~square feet of net lot area in excess of 20,000 square feet.~~

18 ~~d. All animals permitted pursuant to this subsection shall be housed, penned or~~
19 ~~pastured at least 60 feet from any residence, excluding the residence on the lot where the~~
20 ~~animals are kept.~~

21 ~~4. Bees. The keeping of bees is permitted, provided that all other conditions of this Zoning~~
22 ~~Code and Title 8.20 are met.~~

23 ~~5. Aviaries. The keeping of birds/aviaries is permitted, provided that all other conditions of~~
24 ~~this Zoning Code and the Municipal Code are met.~~

25 ~~6. Offspring of animals. Offspring of permitted animals shall not be counted in determining~~
26 ~~the permitted number of animals if such offspring do not exceed the following age limitations:~~

27 ~~a. Bovine, 24 months~~

28 ~~b. Equine, 18 months~~

1 e. ~~Ovine, 12 months~~

2 d. ~~Porcine, 60 days~~

3 e. ~~Birds, four months~~

4 1. The non-commercial keeping of poultry is permitted subject to the following:

5 a. Not more than 5 poultry shall be permitted at any time.

6 b. A coop, shelter or other permanent structure shall be provided a minimum of 10
7 feet from any neighboring residence in addition to the minimum standards provided in Chapter
8 19.440 (Accessory Buildings and Structures).

9 c. The keeping of crowing fowl as defined in Section 19.910.040 ("C" Definitions) is
10 not permitted.

11 C. *Non-domestic animal keeping in the RA-5R Zone.*

12 ~~1. Poultry, rabbits, crowing fowl and crowing roosters.~~

13 ~~a. The noncommercial keeping of not more than five poultry, including crowing fowl~~
14 ~~(except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or~~
15 ~~penned at least 50 feet from any residence on an adjoining lot or parcel, including the~~
16 ~~residence on the lot where the animals are kept.~~

17 ~~b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any~~
18 ~~residence, the noncommercial keeping of not more than 50 poultry, and 45 rabbits on any lot~~
19 ~~is permitted. The keeping of not more than seven crowing roosters are permitted on any lot,~~
20 ~~provided that such roosters are housed from sunset to sunrise in an acoustical structure so as~~
21 ~~to reduce noise emitted by such roosters and such structure is at least 100 feet from any~~
22 ~~residential structure on an adjoining lot.~~

23 ~~c. Additional poultry and rabbits for noncommercial or commercial purposes may be~~
24 ~~permitted subject to the granting of a discretionary permit.~~

25 1. The non-commercial keeping of poultry, rabbits, crowing fowl and crowing rooster are
26 subject to the following:

27 a. All animals shall be enclosed with a coop, shelter or other permanent structure and
28 meet the standards provided by Chapter 19.440 (Accessory Buildings and Structures).

1 b. No more than 5 poultry and 4 rabbits shall be permitted when 50 feet from any
2 neighboring residence.

3 c. No more than 50 poultry and 45 rabbits shall be permitted when 100 feet from any
4 neighboring residence.

5 d. Additional poultry and rabbits for noncommercial or commercial purposes may be
6 permitted subject to the granting of a Minor Conditional Use Permit.

7 e. The keeping of crowing fowl that exists on a property at the time the site is
8 annexed to the City shall be abated within the amortization period of two years. If keeping of
9 crowing fowl is not abated within such two-year period, it will be a violation of this section.

10 f. For lots greater than 20,000 square feet, the keeping of no more than 7 crowing
11 roosters is permitted. The roosters shall be housed from sunset to sunrise in an acoustical structure
12 at least 100 feet from any neighboring residence.

13 *2. Equine, bovine and ovine species.*

14 a. A minimum lot size of ~~one acre~~20,000 square feet of net area is required, ~~for the~~
15 ~~grazing, raising or training of any equine, riding stables or academies of the raising of bovine or~~
16 ~~ovine species for noncommercial purposes.~~

17 b. Not more than a total of ~~two of any combination of 2 individuals of~~ equine,
18 bovine, or ovine species, ~~regardless of combination, are permitted. shall be kept on any lot with an~~
19 ~~area of one acre.~~ However, ~~one~~1 additional animal may be kept for each additional 10,000 square
20 feet ~~½ acre~~ of net lot area in excess of ~~one acre~~20,000 square feet.

21 c. All animals permitted pursuant to this subsection shall be housed, penned or
22 pastured at least ~~100~~60 feet from any neighboring residence, including the residence on the lot where
23 the animals are kept. ~~and shall abide by the minimum standards provided in Chapter 19.440~~
24 ~~(Accessory Buildings and Structures).~~

25 ~~3. Dairies, feeding lots and similar uses may be permitted subject to the granting of a~~
26 ~~Conditional Use Permit.~~

27 3. Porcine species, exclusive of pot-bellied pigs.

28

1 a. Swine or pigs, exclusive of pot-bellied pigs, shall be permitted only upon the
2 condition that such animals are kept and maintained as a duty-authorized Future Farmers of
3 America, 4-H or similar project.

4 b. A minimum lot size of 20,000 square feet of net area is required for any porcine
5 species.

6 c. Not more than 2 individuals of porcine species shall be permitted. However, one
7 additional animal may be kept for each additional 10,000 square feet of net lot area in excess of
8 20,000 square feet.

9 d. All animals permitted pursuant to this subsection shall be housed, penned or
10 pastured at least 60 feet from any neighboring residence, and shall abide by the minimum standards
11 provided in Chapter 19.440 (Accessory Buildings and Structures).

12 4. *Bees.* The keeping of bees is permitted, provided that all other conditions of this Zoning
13 Code and Title 8.20 are met.

14 ~~5. *Growing and wholesale disposal of earthworms.*~~

15 ~~a. All worm farms shall be kept at least 50 feet away from all adjacent dwellings.~~

16 ~~b. The maximum height of any worm bed shall be two feet and all other structures~~
17 ~~shall conform to the requirements for accessory structures.~~

18 ~~c. Worm farms in excess of 64 square feet shall only be permitted subject to the~~
19 ~~granting of a discretionary permit.~~

20 ~~65.~~ *Aviaries.* The keeping of birds/aviaries is permitted, provided that all other conditions of
21 this Zoning Code and the Municipal Code are met.

22 ~~6. Offspring of animals. Offspring of permitted animals shall not be counted in determining~~
23 ~~the permitted number of animals if such offspring do not exceed the following age limitations:~~

24 ~~a. Bovine, 24 months~~

25 ~~b. Equine, 18 months~~

26 ~~c. Ovine, 12 months~~

27 ~~d. Porcine, 60 days~~

28 ~~e. Birds, 4 months~~

1 D. Non-domestic animal keeping in the RCA-5 Zone.

2 1. Poultry, rabbits, crowing fowl and crowing roosters.

3 ...

4 2. Equine, *bovine, and ovine* species.

5 a. A minimum lot size of one acre of net area is required for the grazing, raising or
6 training of any equine, riding stables or academies of the raising of bovine or ovine species for
7 noncommercial purposes.

8 b. Not more than a total of two of any combination of equine, bovine, or ovine
9 species shall be kept on any lot with an area of one acre. However, one additional animal may be
10 kept for each half acre of net lot area in excess of one acre.

11 ...

12 ~~3. Bees. The keeping of bees is permitted, provided that all other conditions of this Zoning~~
13 ~~Code and Title 8.20 are met.~~

14 ~~3. Dairies, feeding lots and similar uses may be permitted subject to the granting of a~~
15 ~~Conditional Use Permit.~~

16 ~~4. Aviaries. The keeping of birds/aviaries is permitted, provided that all other conditions of~~
17 ~~this Zoning Code and the Municipal Code are met.~~

18 ~~4. Bees. The keeping of bees is permitted, provided that all other conditions of this Zoning~~
19 ~~Code and Title 8.20 are met.~~

20 ~~5. Growing and wholesale disposal of earthworms.~~

21 ~~a. All worm farms shall be kept at least 50 feet away from all adjacent dwellings.~~

22 ~~b. The maximum height of any worm bed shall be two feet and all other structures~~
23 ~~shall conform to the requirements for accessory structures.~~

24 ~~c. Worm farms in excess of 64 square feet shall only be permitted subject to the~~
25 ~~granting of a discretionary permit.~~

26 ~~6. Aviaries. The keeping of birds/aviaries is permitted, provided that all other conditions of~~
27 ~~this Zoning Code and the Municipal Code are met.~~

28 E. Non-domestic animal keeping in the RC Zone.

1 1. Poultry, rabbits, crowing fowl and crowing roosters.

2 a. The noncommercial keeping of not more than five poultry, including crowing fowl
3 (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or
4 penned at least 50 feet from any residence on an adjoining lot or parcel, including the
5 residence on the lot where the animals are kept.

6 b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any
7 residence, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot
8 is permitted. The keeping of not more than seven crowing roosters are permitted on any lot,
9 provided that such roosters are housed from sunset to sunrise in an acoustical structure so as
10 to reduce noise emitted by such roosters and such structure is at least 100 feet from any
11 residential structure on an adjoining lot.

12 c. Additional poultry and rabbits for noncommercial or commercial purposes may be
13 permitted subject to the granting of a discretionary permit.

14 2. Equine species.

15 a. A minimum lot size of one acre of net area is required for the grazing, raising or
16 training of any equine.

17 b. Not more than a total of two of any equine species shall be kept on any lot with an
18 area of one acre. However, one additional animal may be kept for each half acre of net lot
19 area in excess of one acre.

20 c. All animals permitted pursuant to this subsection shall be housed, penned or
21 pastured at least 100 feet from any residence, including the residence of the lot where the
22 animals are kept.

23 3. Bees. The keeping of bees is permitted, provided that all other conditions of this Zoning
24 Code and Chapter 8.20 are met.

25 4. Aviaries. The keeping of birds/aviaries is permitted, provided that all other conditions of
26 this Zoning Code and the Municipal Code are met.”

27 //

28 //

1 Section 26: Section 19.485.030 of the Riverside Municipal Code is amended as follows:

2 **“Section 19.485.030 Permitted home occupations.**

3 Only the following business activities are permitted as home occupations.

4 A. Telecommuting, as defined by Article X (Definitions).

5 ...

6 ~~E. Activities associated with the work of dressmakers, seamstresses and tailors.~~

7 E. Some personal services, limited to activities associated with the work of dressmakers,
8 seamstresses, and tailors; hair stylists; estheticians; pet groomers; and similar uses.

9 ...”

10 Section 27: Section 19.545.040 of the Riverside Municipal Code is amended as follows:

11 **“Section 19.545.040 Residential development project – Eligibility.**

12 A. *Eligible.* The City shall grant a density bonus when a residential development project meets at
13 least one of the following criteria:

14 1. Five percent of the total units are designated for very low-income households.

15 ...

16 5. Twenty percent of the total units are designated for lower income students ~~in housing~~
17 ~~dedicated for full-time students at accredited colleges, as defined by Section 65915 of the California~~
18 Government Code.

19 6. Any senior citizen residential development project as defined in Civil Code Sections 51.3
20 and 51.12, including residential care facilities for the elderly (RCFEs) that has at least 35 dwelling
21 units or a mobile home park that limits residency based on age requirements for housing older
22 persons in compliance with Civil Code Sections 798.76 or 799.5.

23 ...”

24 Section 28: Section 19.545.050 of the Riverside Municipal Code is amended as follows:

25 **“Section 19.545.050 Permitted density bonus.**

26 A residential development project that complies with the eligibility requirements of
27 Section 19.545.040 shall be granted a density bonus as follows:

28 A. *Bonus for very low-, low-, and moderate-income housing.*

1 ...

2 C. *Bonus for other housing categories.* A residential development project that complies with the
3 eligibility requirements of Section 19.545.040 shall be entitled to density bonus as follows:

4 ...

5 2. Units for lower-income students: ~~35 percent density bonus.~~ density bonus varies based on
6 percentage of low-income units in the development, up to 50%.

7 ...

8 b. Units for lower-income students shall meet all of the following requirements:
9 i. All units will be used exclusively for ~~full-time~~ undergraduate, graduate, or
10 professional students enrolled currently or in the past 6 months in at least 6 units at an
11 institution of higher learning accredited by the Western Association of Schools and
12 Colleges or the Accrediting Commission for Community and Junior Colleges.

13 ...

14 v. Rental beds reserved for lower-income students shall not be tied to any
15 specific bedrooms.

16 ...”

17 Section 29: Section 19.545.060 of the Riverside Municipal Code is amended as follows:
18 **“Section 19.545.060 Concessions and incentives.**

19 A. *General.* The applicant for a density bonus project may request specific concessions or incentives
20 and the City shall grant the request unless the City makes a written finding, based on substantial
21 evidence, of one or more of following:

22 ...

23 B. *Number of concessions or incentives.* The applicant shall receive the following number of
24 concessions or incentives:

25 //

26 //

27 //

28 //

Percentage of Affordable Units (Minimum)	Number of Concessions
5% Very Low 10% Low 10% Moderate (for-sale units only) 20% Lower Income Student	1
10% Very Low 17% Low 20% Moderate (for-sale units only) <u>23% Lower Income Student</u>	2
15% Very Low 24% Low 30% Moderate (for-sale units only)	3
100% Very Low or Low (maximum 20% Moderate) *	4
* If the project is within one-half mile of a major transit stop, the applicant shall also be eligible to receive a height increase of up to three (3) additional stories, or thirty-three (33) feet.	

...

D. *Parking incentives.*

1. A request for reduced parking pursuant to this section shall not count as concession or incentive.

...

6. *No required parking.* If a development is 100 percent affordable, then upon the request of the applicant, the City shall not impose a vehicular parking ratio if the development meets any of the following criteria:

a. The development is within one-half mile of a major transit stop and the residents of the development have unobstructed access to the major transit stop from the development; or

...

c. The development is either special needs housing or supportive housing and the development has either paratransit service or unobstructed access within one-half mile to fixed bus route service that operates at least eight times per day.

d. For a student housing development with at least 20 percent of beds affordable to low-income students, no parking shall be required.

1 ...”

2 Section 30: Section 19.550.020 of the Riverside Municipal Code is amended as follows:

3 **“Section 19.550.020 ~~Modifications~~Prohibited Materials.**

4 Fences or walls containing razor wire (visible to a public right-of-way, alley or parking lot), or
5 barbed wire shall be prohibited. ~~unless a variance is granted pursuant to Chapter 19.720 (Variance).~~

6 Section 31: Section 19.550.025 of the Riverside Municipal Code is amended as follows:

7 **“Section 19.550.025 Monitored electrified security fence system.**

8 The construction and use of a monitored electrified security fence Systems shall be allowed as
9 provided in this section, subject to the following requirements:

10 A. Unless otherwise specified herein, monitored electrified security fence systems shall be
11 constructed and operated in conformance with the specifications set forth in International
12 Electrotechnical Commission (IEC) Standard No. 60335-2-76 current edition.

13 ...

14 ~~H. Specific plan requirements.~~

15 ~~1. In any specific plan district where specified uses, including legal non-conforming uses,
16 are permitted by the current zoning designation, including aircraft and helicraft related industries,
17 ambulance companies, building materials supply, commercial storage facilities, equipment sales and
18 rental, laundry commercial, lumber yard and building materials, wholesale, sales of manufactured
19 dwellings, outdoor storage yard, parking lot or parking structure, golf courses and driving ranges,
20 recycling centers, taxi company with vehicle storage, truck terminals, vehicle impound and tow
21 yards, vehicle parts and accessory, outdoor storage, vehicle repair, vehicle rentals, vehicle wholesale
22 business, warehousing and distribution facilities and wireless telecommunication facilities, a
23 conditional use permit shall be required.~~

24 ~~I-H~~ Required permitting.

25 1. All monitored electrified security fence systems shall require ~~a building permit.~~ an alarm
26 user’s permit pursuant to Chapter 5.58.

27 2. All monitored electrified security fence systems that abut a residential property or are
28 located within 300 feet of an existing public park, childcare facility, recreation center, community

1 ~~center, or school facility shall require an alarm user's permit pursuant to Chapter 5.58. a building~~
2 ~~permit and minor conditional use permit.~~

3 I. Compliance with Development Standards. The associated outdoor storage area shall comply with
4 all applicable site location, development and operational standards required by this Title, including,
5 but not limited to, screening, fences and walls, landscaping, lighting, paving, and any discretionary
6 permit requirement.

7 J. It shall be unlawful for any person to install, maintain or operate a monitored electrified security
8 fence system in violation of this section.”

9 Section 32: Section 19.550.030 of the Riverside Municipal Code is amended as shown in
10 Exhibit “C” attached hereto and incorporated herein by reference.

11 Section 33: Section 19.550.040 of the Riverside Municipal Code is amended as follows:

12 **“Section 19.550.040 Fences, walls and hedges not in compliance.**

13 Any fence, wall or hedge that does not comply with this chapter is not permitted. ~~unless a variance is~~
14 ~~granted pursuant to Chapter 19.720 (Variance).~~

15 Section 34: Section 19.555.020 of the Riverside Municipal Code is amended as follows:

16 **“Section 19.555.020 Design and development standards.**

17 A. *General.* All outdoor equipment, whether on a roof, side of a structure, or on the ground, shall be
18 appropriately screened from public view. The method of screening shall be architecturally integrated
19 with the adjacent structure in terms of materials, color, shape and size. Where individual equipment
20 is provided, a continuous screen is desirable.

21 . . .

22 C. *Ground-mounted utility equipment.*

23 1. Ground-mounted utility equipment such as, but not limited to, cable television boxes,
24 electric power transformers and distribution facilities, water pumps, and telecommunications
25 facilities (not including pole-mounted equipment) shall be ~~screened from view on all sides with solid~~
26 ~~masonry walls or similar permanent structures. Such masonry wall or structure shall be of a neutral~~
27 ~~color. Screening with wood, chain-link, or similar fencing materials shall not be permitted. located at~~
28 the rear of the primary structure and away from public view if feasible.

1 2. ~~Electric and other metering equipment and panels shall be painted to match adjacent~~
2 ~~building and wall surfaces. If not feasible, equipment shall be screened from view on all sides with~~
3 ~~solid masonry walls or similar permanent structures and/or mature landscaping, color blending to~~
4 ~~match surroundings, or artwork.~~

5 a. ~~Any such masonry walls or structures shall be of a neutral color.~~

6 b. ~~Screening with chain-link, or similar fencing materials shall not be permitted.~~

7 23. ~~Electric and other metering equipment and panels shall be painted to match adjacent~~
8 ~~building and wall surfaces.~~

9 34. Where design review is required for the primary structure or use pursuant to Chapter
10 19.710 (Design Review) of this title, such review shall include review of required mechanical
11 equipment screening for conformance with the provisions of this paragraph.”

12 Section 35: Section 19.556.080 of the Riverside Municipal Code is amended as follows:

13 “Section 19.556.080 Design and development standards.

14 A. All outdoor lighting shall be designed and implemented to mitigate light trespass onto adjacent
15 properties and comply with the following:

16 1. The correlated color temperature of all outdoor lighting shall be 3,000 Kelvin or less, with
17 tolerance within the ANSI standard C78.377 of LED sources.

18 ...

19 3. Shall comply with Table 19.556.080 A - Lighting Limits for Residential Including
20 Multifamily Properties with Fewer than eight Units or Table 19.556.080 B - Lighting Limits for
21 Nonresidential and Multifamily Residential Properties with eight Units or more.

22 a. Except that, the maximum mounting height of luminaires (above ~~adjacent~~finished
23 grade) shall not apply to fully recessed luminaires.

24 ...”

25 Section 36: Table 19.556.080A of the Riverside Municipal Code entitled “Limits for
26 Residential including Multifamily with Less than Eight Units” is amended as shown in Exhibit “D”
27 attached hereto and incorporated herein by reference.

28 ///

1 Section 37: Table 19.556.080B of the Riverside Municipal Code entitled “Limits for
2 Nonresidential and Multifamily Properties more than eight Units” is amended as shown in Exhibit
3 “E” attached hereto and incorporated herein by reference.

4 Section 38: Section 19.580.140 of the Riverside Municipal Code is hereby deleted in its
5 entirety as follows:

6 ~~“Section 19.580.140 Variances.~~

7 ~~The Community & Economic Development Director, or his/her designee, shall have the authority to~~
8 ~~administratively grant variances to the parking standards per Chapter 19.580 (Parking and Loading),~~
9 ~~consistent with the purpose of this chapter, where special circumstances relating to property~~
10 ~~configuration, terrain, landscaping or structure locations make adherence to the standards~~
11 ~~impractical. Any such decision by the Community & Economic Development Director, or his/her~~
12 ~~designee, may be appealed to the Planning Commission or City Council per Chapter~~
13 ~~19.680 (Appeals).”~~

14 Section 39: Section 19.620.070 of the Riverside Municipal Code is amended as follows:

15 **“Section 19.620.070 General provisions for all sign types.**

16 The following regulations apply to all signs in any zone:

17 *A. Signs must comply with this Code.* In all zones, only such signs as are specifically permitted in
18 this chapter may be placed, erected, maintained, displayed or used, and the placement, erection,
19 maintenance, display or use of signs shall be subject to all restrictions, limitations and regulations
20 contained in this chapter. The placement, erection, maintenance, display or use of all other signs is
21 prohibited.

22 ...

23 *N. Variances.* ~~When a variance from the rules stated in this chapter is sought, such variance may be~~
24 ~~permitted only upon the approval of the Approving Authority as designated in Table 19.650.020. In~~
25 ~~considering requests for such variances, the Approving Authority shall not consider the message of~~
26 ~~the sign display face, and may not approve a variance that would allow a permanent structure sign to~~
27 ~~be used for the display of off site commercial messages or general advertising for hire. Except as~~
28 ~~otherwise provided for within this chapter, any variances from the standards set forth in this chapter~~

1 ~~shall be in accordance with Chapter 19.720 (Variance). In considering a variance, the City may not~~
2 ~~consider the graphic design or copy of the sign or display face.~~

3 1. When a variance from the rules stated in this chapter is sought, such variance may be
4 permitted only upon the approval of the Approving Authority as designated in Table 19.650.020 and
5 pursuant to the procedures set forth in Chapter 19.720 (Variance).

6 2. In considering requests for such variances, the Approving Authority shall not consider the
7 message of the sign display face.

8 3. No variance that would allow a permanent structure sign to be used for the display of off-
9 site commercial messages or general advertising for hire may be approved.

10 ...”

11 Section 40: Section 19.620.100 of the Riverside Municipal Code is amended as follows:

12 **“Section 19.620.100 Procedures for sign review and approval.**

13 *A. Permits generally required.* Unless a particular type of sign is specifically exempted from the
14 permit requirement, by a provision of this chapter or other applicable law, no person shall erect,
15 change or replace any sign allowed by the provisions of this chapter without first having obtained the
16 necessary permits.

17 ...

18 *C. Community & Economic Development Director, Planning Commission or Cultural Heritage*
19 *Board Approval.* When approval of a sign permit or a Certificate of Appropriateness is required, the
20 Community & Economic Development Director or his/her designee, Planning Commission and the
21 Cultural Heritage Board shall base their decisions upon the standards and requirements of this
22 chapter and Title 20 respectively as applied to the structural and locational aspects of the signs. The
23 decision-making authority shall also review signs for consistency with the Citywide Sign Design
24 Guidelines.

25 ...

26 2. The Community & Economic Development Director or his/her designee, Planning
27 Commission, or Cultural Heritage Board may approve a deviation from the sign area and height
28 standards of this chapter so long as the total sign area or total height for any individual type of sign

1 does not exceed the sign area and height standards by more than ten percent.

2 a. ~~An applicant requesting modification under this section shall submit the required~~
3 ~~application and fee with the application for approval of a sign permit or sign program.~~ The request
4 for modification shall be reviewed and decided in the same manner and at the same time as the
5 approval of the associated sign permit, sign program or Certificate of Appropriateness.

6 ...”

7 Section 41: Section 19.625.070 of the Riverside Municipal Code is amended as follows:

8 **“Section 19.625.070 Pedestrian Mall sidewalk signs.**

9 This section applies only in the pedestrian mall as defined in Article 10 (Definitions).

10 A. One pedestrian mall sidewalk sign is allowed per ground floor lease space for food service
11 businesses and museums subject to issuance of a sign permit and approval of the Community &
12 Economic Development Director or his/her designee, including conformance with the following
13 location and design criteria:

14 ...

15 *C. Design criteria:*

16 1. A pedestrian mall sidewalk sign may not exceed 12 square-feet in overall area, nor a
17 maximum height or width of four feet. No more than 50 percent of the overall sign area may be used
18 for changeable copy.

19 ...

20 ~~11. Variances from the size, height, or maximum changeable copy requirements, may be~~
21 ~~granted in accordance with Chapter 19.720 (Variance).~~

22 121. Any decision of the Community & Economic Development Director or his/her designee,
23 Cultural Heritage Board, or Planning Commission may be appealed to the City Council within ten
24 days of receipt of notice by permittee.”

25 Section 42: Section 19.660.040 of the Riverside Municipal Code is amended as follows:

26 **“Section 19.660.040 Submittal requirements.**

27 A. *Application for a Land Use or Development Permit.*

28 ...

1 B. Signature and fees required. Administrative adjustment.

2 1. Any application that may require minor, administrative adjustments from the standards set
3 forth in this Title shall include a written request to the Community & Economic Development
4 Department Director, or designee. Minor, administrative adjustments from the standards set forth in
5 this Title shall include the following:

6 a. A maximum increase of 10% in the allowed sign area and height.

7 b. A maximum decrease of 20% in the required setbacks, except in no case shall this
8 provision permit a setback of fewer than 5 feet.

9 c. A maximum decrease of 20% in the required distance between structures on the same site
10 on multifamily lots.

11 d. A maximum decrease of 10% in the required parcel dimensions (area, depth, and width).

12 e. A maximum decrease of 5% or 1 space, whichever is greater, in the required parking
13 spaces.

14 f. A maximum decrease of 10% in required landscaped dimensions (area, depth, or width).

15 g. Any other standards not addressed by these provisions may be permitted up to a 10%
16 adjustment as determined by the Community and Economic Development Department Director.

17 2. These provisions shall not apply in the Residential Conservation (RC) and Residential
18 Agricultural (RA-5) zones, or in an industrial zone where located within 200 feet of a sensitive
19 receptor as defined by Section 19.130.030.

20 3. The Community and Economic Development Department Director, or designee, may
21 approve, conditionally approve, or deny the request.

22 BC. Signature and fees required.

23 ...

24 CD. All applications requiring discretionary approval may be required to include a project-specific
25 Water Quality Management Plan (WQMP) pursuant to the requirements of the Municipal Separate
26 Storm Sewer System (MS4) Permit.

27 ...

28 DE. Indemnification.

1 ...”

2 Section 43: Section 19.670.020 of the Riverside Municipal Code is amended as follows:

3 **“Section 19.670.020 Notice requirements for administrative discretionary permits with no**
4 **public hearing.**

5 A. *Minor Conditional Use Permit, ~~Minor Planned Residential Development Permit, Administrative~~*
6 *Planned Residential Development Permit, and Variance.*

7 1. Public notice of the consideration of a proposed minor conditional use permit in all zones ~~or a~~
8 ~~minor-planned-residential-development-permit-in-single-family-residential-zones~~ shall be provided by
9 the Community & Economic Development Department Director, or his/her designee, by mailing
10 such notice to the property owners within 300 feet of the exterior boundaries of the property under
11 consideration;

12 ...”

13 Section 44: Section 19.690.050 of the Riverside Municipal Code is amended as follows:

14 **“Section 19.690.050 Time extension.**

15 A. The period within which the exercise of a discretionary permit or other approval must occur may
16 be extended by the Community & Economic Development Department Director, or his/her designee,
17 as described in B—K below. A Temporary Use Permit may not be extended. An application for
18 extension shall be filed, along with appropriate fees and necessary submittal materials pursuant to
19 Chapter 19.660 (General Application Processing Procedures).

20 ...

21 D. For all Pplanned residential development permits, ~~minor-planned-residential-development~~
22 ~~permits, or administrative-planned-residential-development permits,~~ related to an implementing
23 subdivision and/or legislative action, may be granted time extensions by the Community &
24 Economic Development Department Director, or his/her designee, up to a total of five years beyond
25 the original approval expiration date prior to issuance of any building permits. Once a building
26 permit has been issued the planned residential development will be considered vested and time
27 extensions are no longer needed. At the exhaustion of Community & Economic Development
28 Department Director approved extensions, the original Approving or Appeal Authority following a

1 public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions
2 Requiring a Public Hearing), may grant one final permit extension of up to two years. A public
3 hearing notification fee is required of the applicant in such case, in addition to a time extension fee.

4 ...”

5 Section 45: Section 19.720.020 of the Riverside Municipal Code is amended as follows:

6 **“Section 19.720.020 Applicability.**

7 A. A variance application shall be filed whenever any deviation from the development standard
8 provisions of the Zoning Code is proposed, including, but not limited to, those standards related to
9 height, lot area, yards, open spaces, setbacks, lot dimensions, signs and parking, unless otherwise
10 specified such deviations qualify as administrative adjustments according to Chapter 19.660
11 (General Application Processing Procedures).

12 ...”

13 Section 46: Section 19.770.050 of the Riverside Municipal Code is added as follows:

14 **“Section 19.770.050 Findings.**

15 The Planning Commission may approve a Site Plan Review for development upon making the
16 following findings:

17 A. The proposed development is consistent with the General Plan, any applicable specific
18 plans and the intent and purpose of the base zone.

19 B. The proposed development, as conditioned, will not have substantial adverse effects on
20 the surrounding property or uses, and will be compatible with the existing and planned land use
21 character of the surrounding area.

22 C. The proposed development is appropriate for the site and location. In mixed-use zones,
23 the proposed development fosters a mixture of variety of land uses within the zone and the general
24 vicinity and contributes to a synergistic relationship between uses.

25 D. Buildings within a mixed-use development project must be compatible with each other
26 and be designed as an integrated, unified project. All proposed development must meet the design
27 standards and guidelines in Section 19.120.070 (Design Standards and Guidelines).”

28 //

1 Section 47: Section 19.780.050 of the Riverside Municipal Code is amended as follows:

2 **“Section 19.780.050 Density and findings for single-family residential zones.**

3 A. *Benchmark density and findings for approval.* In all single-family residential zones, densities up
4 to the densities shown in Table 19.780.050 B (PRD Benchmark and Bonus Densities) for the
5 underlying zone in which the project is located may be approved with the granting of a Planned
6 Residential Development Permit, Minor Planned Residential Development Permit, or Administrative
7 Planned Residential Development Permit, provided that the Approving Authority determines, based
8 on demonstrated evidence, the project complies with the following criteria and findings, and the
9 intent, standards, and requirements of this chapter. Additional density up to the limit of the bonus
10 density shown in Table 19.780.050.B may be considered if the project meets all the requirements
11 stated in Section 19.780.050.E - Density Bonus for Superior Design.

12 ...

13 E. *Density bonus for superior design.* A PRD project may qualify for a density bonus up to the
14 maximum shown in Table 19.780.050.B, provided that it meets the standards of Section
15 19.780.050.A, and satisfies the following criteria beyond those in 19.780.050.A.

16 1. All single-family residential zones, other than RA-5 and RC:

17 ...

18 b. Except for Small Lot PRD projects, Eevidence shall be provided to document that the
19 project includes a minimum of three of the following for Administrative PRDs, four of the following
20 for Minor PRD, and five of the following for the PRD permit:

21 ...”

22 Section 48: Section 19.780.060 of the Riverside Municipal Code is amended as follows:

23 **“Section 19.780.060 Development standards.**

24 A. *Relationship to base zone development standards.* The development standards set forth in this
25 section, if in conflict with the development standards of the underlying base zone, shall supersede
26 the development standards of the underlying base zone, except in the RC Zone the underlying
27 development standards still apply. This section shall not supersede the development standards of any
28 applicable overlay zone. In cases where a standard is not addressed in this chapter, the standard of

1 the base zone or any applicable overlay zone shall apply. The standards set forth herein are the
2 minimum required for a PRD to qualify for the benchmark density.

3 ...

4 *C. Standards for RC Zone planned residential development.*

5 1. *Lot size.* In order to promote clustering, lots shall be a minimum of one-half acre in size and
6 clustered in the less steep portions of the site. ~~Lot sizes not in compliance with the RC Zone~~
7 ~~standards will require a variance.~~

8 ...”

9 Section 49: Section 19.910.020 of the Riverside Municipal Code is amended as follows:

10 **“Section 19.910.020 “A” Definitions.**

11 *Abandon* means to cease to use, operate or occupy.

12 ...

13 *Alcohol Sales - Off-~~site~~sale* means the sale of beer and wine (off-sale beer and wine) or of all types
14 of alcoholic beverages, including beer and wine (off-sale general), in their original, sealed containers
15 for consumption off the premises.

16 *Alcohol Sales – On-~~site~~sale* means the sale of beer and wine (on-sale beer and wine) or of all types
17 of alcoholic beverages, including beer and wine (on-sale general), for consumption on the premises.

18 ...”

19 Section 50: Section 19.910.050 of the Riverside Municipal Code is amended as follows:

20 **“Section 19.910.050 “D” Definitions.**

21 *Day care center - child* means a child day care facility other than a family day care home,
22 including infant centers, extended day care facilities and school-age child care centers. (see
23 California Health and Safety Code Section 1596.76).

24 ...

25 *Dwelling unit, junior accessory (JADU)* means a unit contained entirely within an existing ~~aor~~
26 ~~proposed~~ single-family structure that may include separate or shared sanitation facilities.

27 ...”

28 //

1 Section 51: Section 19.910.170 of the Riverside Municipal Code is amended as follows:

2 **“Section 19.910.170 “P” Definitions.**

3 *Pad, building.* See "building pad."

4 . . .

5 *Personal services* means establishments providing nonmedically related services, including but not
6 limited to beauty and barber shops; hair stylists; estheticians; pet grooming; dry cleaning pick-up
7 stores; self-service laundry; massage; shoe repair shops; tailoring; tanning salons; and tattoo and
8 body piercing parlors. These uses may also include accessory retail sales of products related to the
9 services provided.

10 . . .”

11 Section 52: The City Clerk shall certify to the adoption of this Ordinance and cause publication
12 once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of
13 Riverside. This Ordinance shall become effective on the 30th day after the date of its adoption.

14 ADOPTED by the City Council this _____ day of _____, 2024.

15

16

17

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

18

Attest:

19

20

DONESIA GAUSE
City Clerk of the City of Riverside

21

22

//

23

24

25

26

27

28

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
3 ____ day of _____, 2024, and that thereafter the said ordinance was duly and regularly
4 adopted at a meeting of the City Council on the ____ day of _____, 2024, by the
5 following vote, to wit:

6 Ayes:

7 Noes:

8 Absent:

9 Abstain:

10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
11 City of Riverside, California, this ____ day of _____, 2024.

12
13 _____
14 DONESIA GAUSE
15 City Clerk of the City of Riverside
16
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28 24-2059 12/16/24

EXHIBIT "A"

¹ Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).

² Legal, existing duplexes built prior to the adoption of this Zoning Code are permitted in the R-1-7000 Zone see 19.100.060 D.

³ Allowed with a Planned Residential Development (PRD) Permit, Chapter 19.780.

⁴ One single-family detached dwelling allowed on one legal lot 0.25 acres in size or less in existence prior to January 1, 2018 subject to the development standards of the R-1-7000 Zone.

⁵ Permitted or conditionally permitted on sites that do not include a residential use.

⁶ For Clean Energy Uses and associated Outdoor Storage (Chapter 19.510) and/or Indoor Vehicle Repair (Chapter 19.420), permitted with a Minor Conditional Use Permit.

⁷ Allowed for Two-Unit Developments pursuant to Chapter 19.443.

EXHIBIT "B"

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													Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			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)										
	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	
Mining/Mineral Extraction	X	X	C	C	C	C	C	X	C	C	X	X	X	X	X	C	X	X	X	X	X	19,490 - Mining/Mineral Extraction
Monitored Electrified Security Fence System	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	X	X	X	P/MC	P/MC	P/MC	P/MC	X	P/MC	P/MC	19,550.025 - Monitored Electrified Security Fence System
Outdoor Dining (Permanent)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	P	X	X	P	19,495 - Outdoor Dining and Food Preparation (Permanent)

¹ Accessory Dwelling Units (ADU) are permitted when an existing or proposed primary single-family or multi-family residential dwelling is located on the same property, pursuant to Chapter 19.422.

² See exemptions noted in 19.450 - Alcohol Sales

³ Outdoor Sales and Display - Incidental are permitted on an intermittent basis with a TUP. See Section 19.740

⁴ Where play areas are proposed in conjunction with a new drive-thru restaurant, the play area can only be considered under the same conditional use permit required for the drive-thru business.

⁵ Non-domestic animal keeping in the RE and R-1 zones shall only permit chicken (poultry) keeping pursuant to Chapter 19.455 Animal Keeping.

Expand

* = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply.

*** = Accessory to an Assemblies of People — Non-Entertainment and subject to the applicable standards identified in Chapter 19.255, Assemblies of People—Non-Entertainment.

P = Permitted

C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

RCP = Recycling Center Permit, Chapter 19.870.

TUP = Temporary Use Permit, Chapter 19.740

X = Prohibited

sq. ft. = Square Feet

SP = Site Plan Review Permit, Chapter 19.770

PRD = Planned Residential Development Permit, Chapter 19.780

RRP = Room Rental Permit

EXHIBIT “C”

“Section 19.550.030 Height and location provisions.

Fences, walls, and hedges shall be allowed in conformance with the following provisions:

A. *Front yards.*

1. In the RA-5, RC, RR and RE Zones, any fence or wall in the required front yard setback may be up to six feet in height, provided that the openwork portion of the fence or wall above a height of three feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above three feet.

...

3. The height of fences or walls in front yard areas shall be measured inclusive of retaining wall portion. Retaining walls exposed to public view shall not exceed three feet in height.

B. *Side and rear yards.*

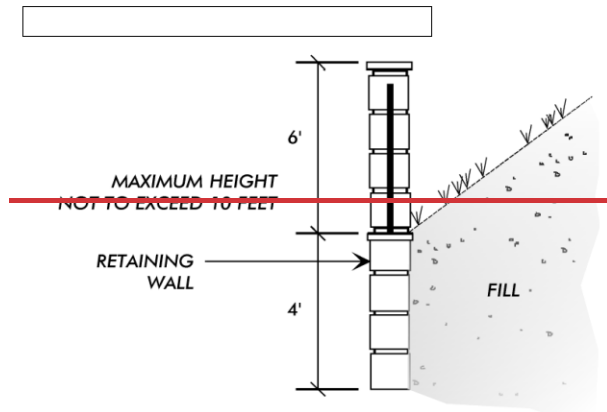
1. ~~A fence or wall along a side or rear property line may be up to six feet in height provided it does not extend into a front yard. Higher fences or walls in commercial or industrial zones may be required by other provisions of the Zoning Code.~~Height.

a. Fences and walls separating side and rear yards in the Single-Family Residential Zones may extend up to seven feet in height provided the fence or wall is not visible from the public right-of-way.

b. Where a property in a Single-Family Residential Zone abuts a property in any other Zone, fences and walls separating side and rear yards may extend up to eight feet in height provided the fence or wall is not visible from the public right-of-way.

c. Notwithstanding any other provisions of this Chapter, fences and walls separating side and rear yards in all other Zones shall not exceed six feet in height.

d. Higher fences or walls in commercial or industrial zones may be required by other provisions of the Zoning Code.



19.550.030.B.2
Height of Retaining Walls

2. In side and rear yard areas, ~~the height of fences or walls may be increased in height by up to a maximum of four feet by retaining wall portions.~~ combined freestanding and retaining walls and fences shall not exceed 10 feet in height provided the retaining portion does not exceed three feet if exposed to public view or six feet if not exposed to public view.

...”

EXHIBIT “D”

Table 19.556.080 A - Limits for Residential Including Multifamily with Less than eight Units.

Restriction	Lighting Zone 0 (Zero)	Lighting Zone 1 (One)	Lighting Zone 2 (Two)	Lighting Zone 3 (Three)
Automatic Lighting Controls	Per Title 24 Part 6 Section 150.0(k.) 3. (A).iii.			
Maximum lumens per fully shielded luminaire	300	1000	2000	3000
Unshielded and decorative lighting	Prohibited	One per residence, not to exceed 300 lumens per residence	Two per residence, not to exceed 600 lumens per luminaire and 1000 lumens per residence	Three per residence, not to exceed 900 lumens per luminaire and 2000 lumens per residence
Maximum mounting height of luminaires (above adjacent finished grade)	8 feet	12 feet	12 feet	25 feet
Landscape lighting maximum per luminaire	Prohibited	Downlight only, not to exceed 300 lumens	Downlight and/or shielded uplight, not to exceed 450 lumens	Downlight and/or shielded uplight, not to exceed 600 lumens
Landscape lighting maximum lumens per acre	0	6000	12000	18000
Architectural Floodlighting ¹	Prohibited	Prohibited	16000 lumens above horizontal plane of light source	20000 lumens above horizontal plane of light source
Maximum allowable light trespass ²	0	0.1 footcandle (1 lux)	0.2 footcandle (2 lux)	0.5 footcandle (5 lux)

1. Lumens represent maximum lumens per site development. Architectural floodlighting must comply with unshielded and decorative lighting restrictions, including maximum number of luminaires and lumens per residence.
2. Allowable light trespass shall be determined based upon the light zone in which the trespass occurs, not from which the light originates.

EXHIBIT “E”

Table 19.556.080 B - Limits for Nonresidential and Multifamily Properties more than eight Units.

Restriction	Lighting Zone 0 (Zero)	Lighting Zone 1 (One)	Lighting Zone 2 (Two)	Lighting Zone 3 (Three)
Maximum Allowed Lighting Watts	Per Title 24 Part 6 Section 140.7			
Automatic Lighting Controls	Per Title 24 Part 6 Section 130.2 for nonresidential properties and for multifamily residential properties of 8 residences or more.			
Backlight, uplight and glare limits	BUG 0,0,0 only	Per Title 24 Part 11 Section 5.106.8		
Unshielded and decorative lighting	Prohibited	Prohibited	Maximum 600 lumens per luminaire, not to exceed 12000 lumens per acre.	Maximum 900 lumens per luminaire, not to exceed 18000 lumens per acre
Maximum mounting height of luminaires (above adjacent finished grade)	8 feet	25 feet		
Landscape lighting per luminaire	Prohibited	Downlight only, not to exceed 450 lumens	Downlight and/or shielded uplight, not to exceed 600 lumens	Downlight and/or shielded uplight not to exceed 900 lumens
Maximum landscape lighting lumens per acre	0	9000	12000	18000
Architectural Floodlighting ¹	Prohibited	Prohibited	20000 lumens above horizontal plane of light source	20000 lumens above horizontal plane of light source
Maximum allowable light trespass ²	0	0.1 footcandle (1 lux)	0.2 footcandle (2 lux)	0.5 footcandle (5 lux)

1. Lumens represent maximum lumens per site development. Architectural floodlighting must comply with unshielded and decorative lighting restrictions, including maximum number of luminaires and lumens per residence.
2. Allowable light trespass shall be determined based upon the light zone in which the trespass occurs, not from which the light originates.