

UPDATE TO INDUSTRIAL DEVELOPMENT REGULATIONS

PR-2023-001523 (AMD) – ZONING TEXT AMENDMENT

Community & Economic Development Department

City Council

January 27, 2026

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BACKGROUND



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BACKGROUND

AUGUST 19, 2025 – City Council Meeting

- AB 98 and options moving forward

City Council Direction:

- 1) Implement AB 98 (SB 415 thereto) in Zoning Code
- 2) Define “logistics use” and apply amendments narrowly to warehousing and distribution facilities
- 3) Identify areas in proposed amendments for increased flexibility – preserve economic development priorities



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PROPOSED ORDINANCE

Proposed amendments organized into two sections:



1) The New Baseline – Implementation of AB 98

- Ensures compliance with state law
- Doesn't factor Committee and Council direction
- Chapter 19.435 and Chapter 19.910

2) City Council and Land Use Committee Policy Direction

- Implements feedback from community, Planning Commission and City Council
- Chapters 19.130; 19.150; 19.435; 19.670; and 19.910



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NEW BASELINE

Overview of Changes:

- Warehousing and Distribution Facility definition revised to be consistent with AB 98 “logistics use”
- Sensitive receptor defined consistent with AB 98 and Council direction
- Separate warehousing and distribution facility development standards from Chapter 19.130 to implement AB 98

Affected Chapters:

- Chapter 19.910 – Definitions
- Chapter 19.435 – Warehousing and Distribution Facilities



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NEW BASELINE

Establishment of Truck Routes:



- Ongoing General Plan Update
- Staff and consultant working to update Circulation Element of GP
- **Next steps**
 - Community outreach - Spring 2026
 - Route identification – Summer 2026
 - Adoption - 2027



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COUNCIL & COMMITTEE DIRECTION

Warehousing & Distribution Facilities

- Prohibit warehouses > 400,000 sf in all industrial zones except General Industrial (I) Zones
- Permit incidental warehousing on principally permitted uses
- Limit the cumulative building area for warehousing facilities based on distance to SR and lot size
- Increased project notification radius for warehousing projects – 1,000 feet (reduced from 2,640 ft)

All Industrial Development

- Increased landscape & wall requirement
- New project notification requirements including on-site project notification and tenant notification



Affected Chapters:

- Chapter 19.130 – Industrial Zones
- Chapter 19.150 – Permitted Land Uses
- Chapter 19.435 – Warehousing and Distribution Facilities
- Chapter 19.670 – Project Notification Requirements
- Chapter 19.910 – Definitions

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COUNCIL & COMMITTEE DIRECTION

REVISED AMENDMENTS – INCREASED FLEXIBILITY

Ch. 19.130 – Industrial Zones

- Maintain tiered standards to protect adjacent to residential zone or use (not all sensitive receptors)
- Warehousing standards separated from general industrial standards

Ch. 19.670 – Project Notification Requirements

- Warehousing project notification radius reduced to 1,000 ft (from $\frac{1}{2}$ mile)

Ch. 19.435 – Warehousing & Distribution Facilities

- Updated FAR table applies to new/modified warehousing, not all industrial uses



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RECOMMENDATIONS

That the City Council:

1. **Determine** that Planning Case PR-2023-001523 (Zoning Text Amendment) is exempt from further California Environmental Quality Review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have a significant effect on the environment;
2. **Approve** Planning Case PR-2023-001523 (Zoning Text Amendment) based on the findings summarized in the Planning Commission Staff Report; and
3. **Introduce** and subsequently adopt the attached Ordinance amending Title 19 (Zoning) of the Riverside Municipal Code.



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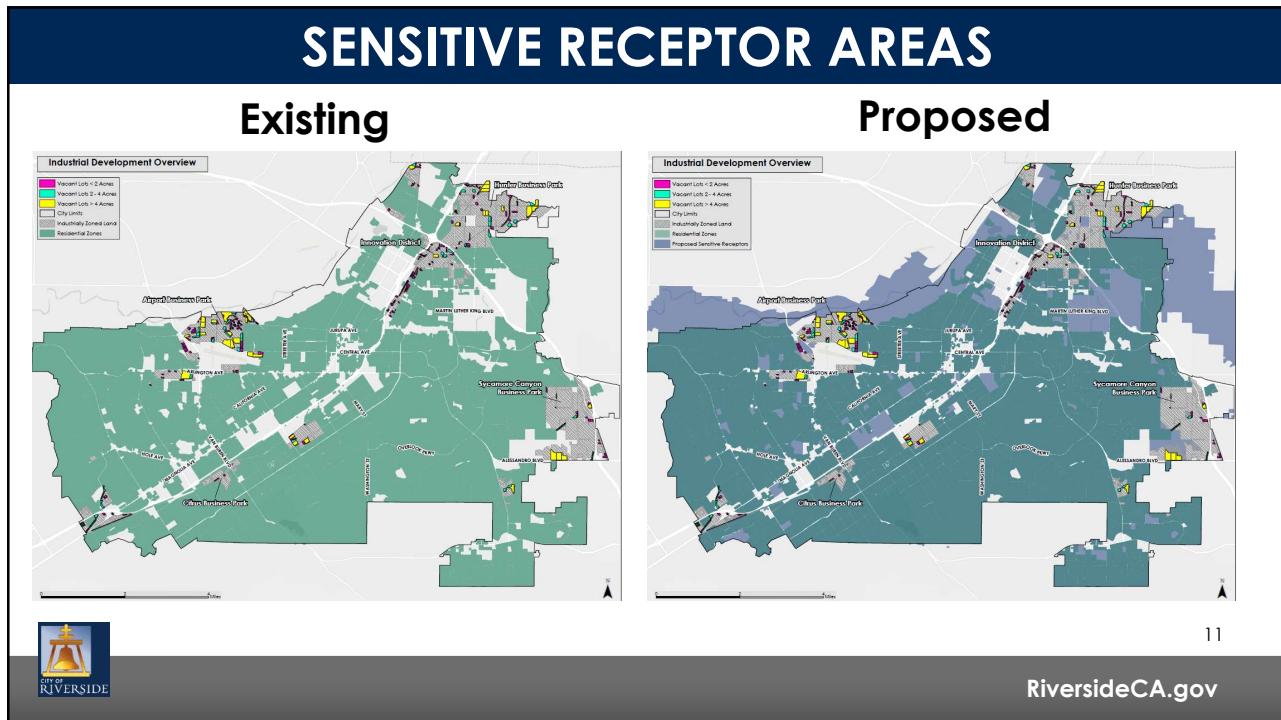
Reference Slides



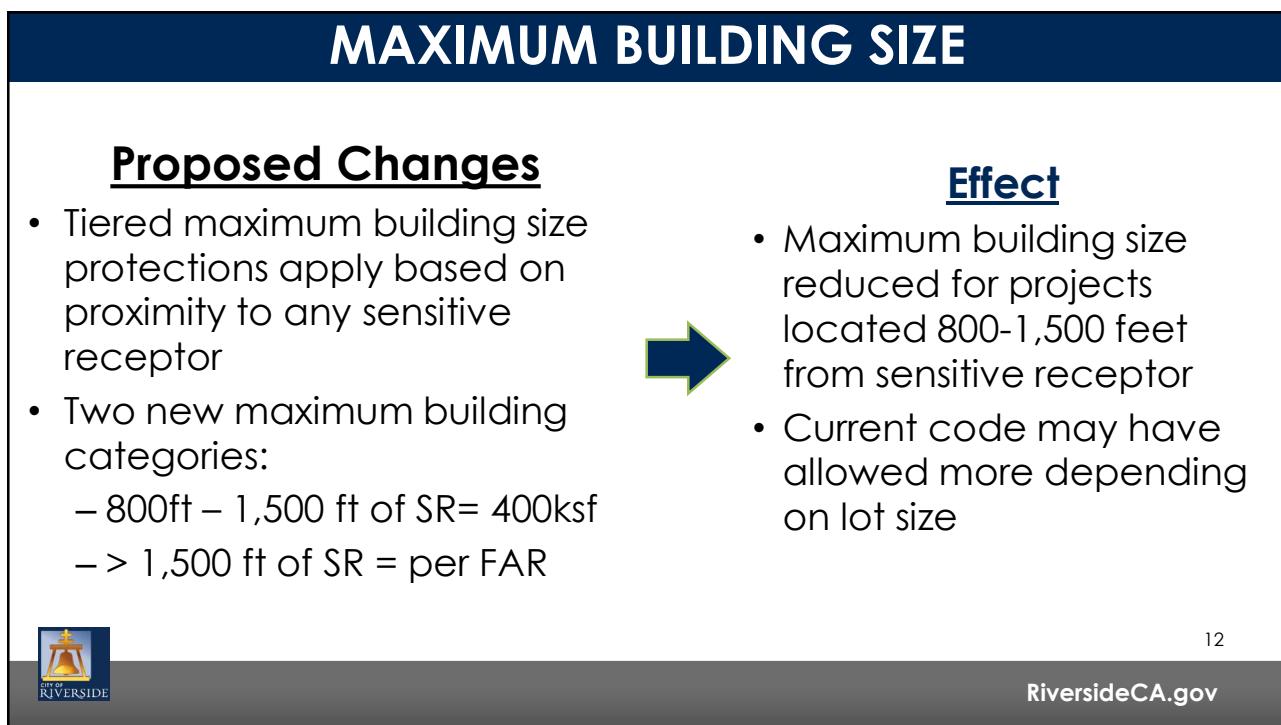
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NUMBER OF ALLOWED BUILDINGS

Proposed Changes

- New table will regulate allowable building density based on:
 - Distance of parcel to nearest sensitive receptor
 - Size of parcel
 - Underlying Zoning designation



Effect

- New table reduces the allowable building space for certain vacant parcels
- Overall development intensity of industrially zoned land will decrease



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PERMITTED LAND USES

Proposed Changes

- Prohibit warehouses 400k sf or greater in all industrial zones except General Industrial (I) zone



Effect

- Proposed warehousing & distribution facilities 400k sf or greater are limited to one Zoning district



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PROJECT NOTIFICATION REQUIREMENTS

Proposed Changes

- Increase project notification radius from 300 feet to 2,640 feet (½ mile) for new warehousing & distribution facility projects
- Notify tenants of multi-tenant buildings
- On-site signage required to notify community

Effect

- Expands the extent and type of project notification compared to other land uses
- Additional community awareness of projects early on



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PROPOSED FAR VALUES

Distance from Sensitive Receptor	Lot Size								
	< 2 acres			2-4 Acres			> 4 Acres		
	BMP	I	AIR	BMP	I	AIR	BMP	I	AIR
< 200 feet	.50	.50	.60	.35	.35	.60	.25	.25	.60
< 800 feet	.75	.60	.60	.50	.50	.60	.35	.35	.60
< 1,500 feet	1.5	.60	.60	1.0	.60	.60	.75	.60	.60
> 1,500 feet	1.5	.60	.60	1.5	.60	.60	1.5	.60	.60



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FAR CHANGES – EXAMPLE

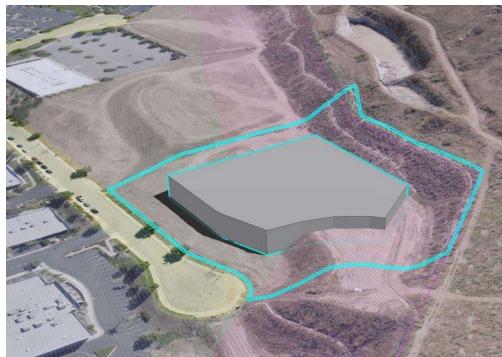
2 – 4 Acre Lot Within 200 feet of Sensitive Receptor

Current



Allowed FAR: 1.5 - Actual FAR: .55
Building Footprint: 87,968 sq. ft.

Proposed



Allowed FAR: 0.35 - Actual: 0.35
Building Footprint: 55,490 sq. ft.
Maximum individual building size: 10,000 sq. ft.¹⁷



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FAR CHANGES – EXAMPLE B

2 – 4 Acre Lot Within 800 feet of Sensitive Receptor

Current



Allowed FAR: 1.5 - Actual FAR: .64
Building Footprint: 100,352 sq. ft.

Proposed



Allowed FAR: 0.5 - Actual: 0.5
Building Footprint: 78,133 sq. ft.
Maximum individual building size: 100,000 sq. ft.¹⁸



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FAR CHANGES – EXAMPLE C

2 – 4 Acre Lot Within 1,500 feet of Sensitive Receptor
Current **Proposed**



Allowed FAR: 1.5 - Actual FAR: .55
 Building Footprint: 78,164 sq. ft.



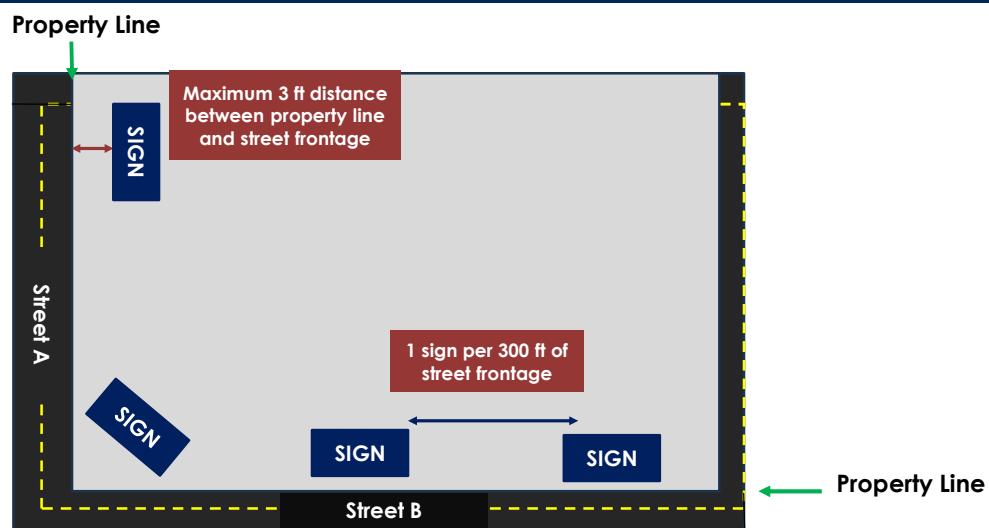
Allowed FAR: 1 - Actual: 0.55
 Building Footprint: 78,164 sq. ft.
Maximum individual building size: 400,000 sq. ft.



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PROPOSED NOTIFICATION REQUIREMENTS



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NOTICE OF FILING EXAMPLE



NOTICE OF FILING

PROJECT NO: PR-2023-12345 (CONDITIONAL USE PERMIT)

PROPOSAL: Jane Doe of Fictitious Company LLC. proposes a Conditional Use Permit for a major vehicle repair facility in the General Industrial (I) zone.

PROJECT LOCATION: 123 Imaginary Drive Riverside CA, 92501

APN: 123-456-789

APPLICANT: Jane Doe, (951)123-4567, jdoe@riversideca.gov

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

City of Riverside – Planning Division
3900 Main Street – 3rd Floor
(951) 826-5800
RiversideCA.gov/Planning

NOTE: Sign width must be 8 ft.

NOTE: All font must be Century Gothic and shall be a minimum of 4 inches unless otherwise specified.

Public Hearing Information:

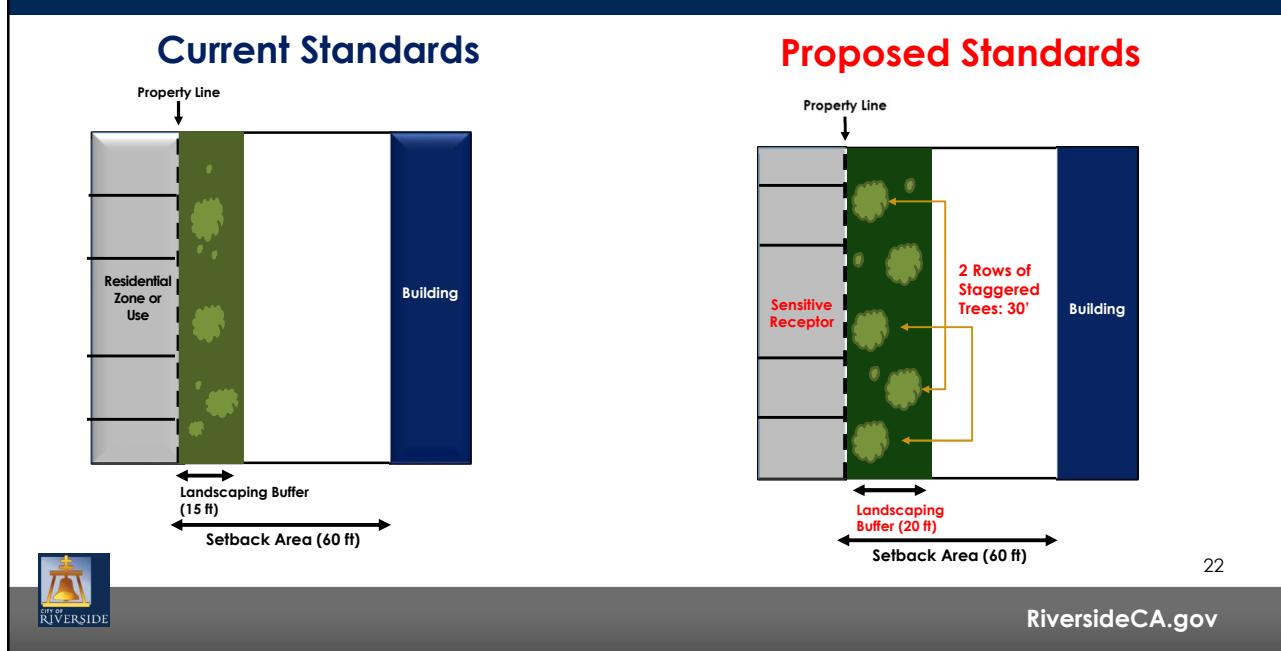


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REFERENCE SLIDE: LANDSCAPE BUFFER REQUIREMENTS



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