

Administrative Adjustment Research Summary Table

Type of Adjustment	Range of Permitted Adjustment	Notes
Decrease in required front yard depth.	10-50%	Unique case: 15%-20% combined decrease between front and rear yard depth
Decrease in required rear yard depth.	10-50%	Unique case: 15%-20% combined decrease between front and rear yard depth
Decrease in required side yard width.	10-50%	20% most common
Decrease in required yard area	20%	
Reduction in minimum unit size	10-20%	10% most common
Increase in structure height	10-28%	10% most common
Decrease in minimum lot size	5-10%	Unique cases: 20% (nonresidential only); 10% or 2 ft increase whichever is smaller; 25% up to 5 ft; 10-28% depending on zone
Decrease in total lot depth	10%	10% most common
Decrease in total lot width	5-10%	
Decrease in any lot dimension*	10%	
Increase in lot coverage	5-10%	10% most common
Increase in FAR	10%	
Increase in maximum fence/wall height.	By percentage: 10-50% By feet: 1-2 feet By maximum fence or wall height: 6-10 ft	Unique case: 20%, except 6 ft maximum if abutting a public street
Increase in depth of permitted projections into required yards/setbacks	10-40%	10% most common
Increase in sign area and height*	Sign area: 10-25% Sign height: 10-25%	Unique cases: 25% and no closer than 3 ft to property line; 10% and no closer than 3 ft to property line
Decrease in required distance between main structures*	10-40%	10% most common increase for both area and height
Decrease in required distance between accessory and main structures	10-40%	20% most common 10% most common

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Decrease in required setbacks*	10-25%	10% and 20% most common Unique cases: 20% front; 25% (but no more than 15 ft to front property line, 3 ft to side, property lines, and 5 ft to rear property line); 15% (except 10% for interior side); front yard setback reduction of 3 ft
Reduction in parking/loading spaces *	5-50%	10% most common Unique cases: 20-50% depending on development; 30% or no more than 2 loading spaces reduction; 10% (for commercial, mixed use, or industrial properties)
Reduction in parking space dimensions	5-10%	Unique case: no less than 8 by 18 ft
Reductions in parking lot and loading dimensions (e.g., aisle, driveway, and space widths)	5-15%	10% most common
Reduction in required open space area	5-15%	10% most common
Reduction in required landscaped area *	5-20%	10% and 20% most common Unique case: 5% for parking lots
Percent adjustment for "all other standards" (where all adjustments not specified are a blanket percentage) *	10%	
Blanket percent adjustment for all standards	10-20%	10% most common

*=Selected adjustments for City of Riverside's administrative adjustment procedure