



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

January 29, 2024

Daniel Palafox, Associate Planner
City of Riverside, Planning Department
3900 Main Street
Riverside, CA 92522

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Michael Geller
Riverside

Vernon Poole
Murrieta

STAFF

Director
Paul Rull

Simon Housman
Jackie Vega
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1081RG24
Related File No.: PR-2023-001625 (Zoning Code Update)
APN: Citywide

Dear Mr. Palafox,

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Riverside Zoning Code Update (PR-2023-001625), a proposal amend Title 19 of the Riverside Municipal Code to remove references to the Crime Free Multi- Housing program throughout Title 19, Modify non-domestic animal keeping provisions within the Residential Estate and Single-family Residential Zones to permit the keeping of poultry at the direction of the Land Use, amend permitted locations for accessory structures within various Single-Family Residential Zones, clarify ambiguous, conflicting, and/or outdated language in the RMC as it pertains to vehicle repair facilities, monitored electrified security fence systems, long-term stay hotels, and general sign provisions for vehicle fuel stations, and other minor, non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies.

The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the City of Riverside.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, 2005 Riverside Municipal Airport Land Use Compatibility Plan, and the 2004 Flabob Airport Land Use Compatibility Plan.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

cc: ALUC Case File

X:\AIRPORT CASE FILES\Regional\ZAP1081RG24\ZAP1081RG24.LTR.doc

PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE V - BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS
Chapter 19.150 BASE ZONES PERMITTED LAND USES

Chapter 19.150 BASE ZONES PERMITTED LAND USES

19.150.020 - Permitted land uses.

19.150.020.A Permitted Uses Table

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones												Location of Required Standards in the Municipal Code										
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))								Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)				Industrial Zones (Business Manufacturing, Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)		
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay		
Vehicle Dismantling & Wrecking	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use	
Vehicle Fuel Stations (i.e. Gasoline Stations)	X	X	X	X	X	X	X	X	X	C	C	X	X	X	C	C	C	C	X	X	X	5.64 - Motor Vehicle Fuel Pricing 19.410 - Vehicle Fuel Stations	
Vehicle Impound and Tow Yards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	19.415 - Vehicle Impound Yard	
Vehicle Parts and Accessories:																							
Sales Only	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	C	X	X	X	X	X		
Sales and Installation (Indoor only)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	X	X	X	X	X		
Vehicle Repair Facilities - Major (Indoor)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	C	P/MC	P/MC	X	X	X	X	19.420 - Vehicle Repair Facilities	
Vehicle Repair Facilities - Major (Outdoor - fully screened)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X	19.420 - Vehicle Repair Facilities	
Vehicle Repair Facilities - Minor (Indoor)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	MC	P/MC	X	X	X	X	X	19.420 - Vehicle Repair Facilities	
Vehicle Repair Facilities - (Outdoor - fully screened)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X	19.420 - Vehicle Repair Facilities	
Vehicle Rental:																							
Moving Trucks	X	X	X	X	X	X	X	X	C	C	X	X	X	X	MC	MC	X	X	X	X	X		
Passenger Vehicles	X	X	X	X	X	X	X	X	C	C	X	X	X	X	MC	MC	X	X	X	X	X		
Incidental Sales	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X		
Vehicle Sales, Rental and Leasing - New and Used (No Outdoor Display)																						See Retail Sales in This Table	

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															Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				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)														
	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		
Animal Keeping:																							
Domestic Animals	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X			
Non-Domestic Animals	P	P/C	P/MC	X 5	X 5	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Dairies	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Riding Stables & Academies	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Bees	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Earthworms	X	P/C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Aviaries	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			

(Ord. 7652 § 4(Exh. C), 2023; Ord. 7630 § 5(Exh. B), 2023; Ord. 7617 § 1(Exh. A), 2022; Ord. 7528 § 1(Exh. A), 2020; Ord. 7520 § 1(Exh. A), 2020; Ord. 7505 § 1(Exh. A), 2019; Ord. 7457 § 1(Exh. A), 2018; Ord. 7408 § 1, 2018; Ord. 7331 § 11, 2016; Ord. 7316 § 4, 2016; Ord. 7273 § 1, 2015; Ord. 7222 § 3, 2013; Ord. 7110 § 52, 3, 4, 2011; 7064 § 9, 2010; Ord. 6966 § 1, 2007)

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.

* = 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 MC = 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

sq. ft. = Square Feet

X = Prohibited

PRD = Planned Residential Development Permit, Chapter 19.780

SP = Site Plan Review Permit, Chapter 19.770

Chapter 19.120 MIXED-USE ZONES (MU-N, MU-V, MU-U)

19.120.080 Performance standards.

The purpose of this section is to ensure that residential uses in mixed-use zones are not adversely impacted by adjacent commercial uses, including, but not limited to, traffic, noise, light and safety impacts. In the interests of both the residents and the businesses, no site plan review permit shall be approved for a project unless the project is designed to meet the following performance standards, in addition to performance standards set forth in Chapter 19.590 (Performance Standards).

- A. *Noise.* Development in mixed-use zones shall comply with all requirements of Title 7 (Noise) and the California Building Standards Code.
- B. *Security.*
 - 1. The residential units shall be designed to ensure the security of residents through the provision of separate and secured entrances and exits. Where residential units are in the same structure as a commercial use, access to residential units shall be from a secured area located on the first floor at the ground level.
 - 2. Nonresidential and residential uses located on the same floor shall not have common entrance hallways or common balconies.
 - 3. ~~Any multi-family residential development or group home shall participate in the City's Crime Free Multi-Housing Program, or successor equivalent program.~~
- C. *Light and glare.*
 - 1. All outdoor lighting associated with commercial uses adjacent to or within the immediate vicinity of residential uses shall be designated with fixtures and poles that illuminate commercial uses, while minimizing light trespass into residential areas.
 - 2. The provisions of Section 19.590.070 (Light and Glare) shall apply.
 - 3. The provisions of Chapter 19.556 (Lighting) shall apply.
- D. *Odor.*
 - 1. All trash storage areas for non-residential uses shall be located so as to be convenient and where associated odors and noise will not adversely impact the residential uses.

(Ord. 7592 § 3(Exh. C), 2022; Ord. 7573 § 1(Exh. A), 2021; Ord. 7331 § 6, 2016; Ord. 6966 § 1, 2007)

Chapter 19.210 - MOBILE HOME PARK OVERLAY ZONE (MH)

19.210.050 Additional development standards.

The following additional standards shall apply to all new mobile home parks.

- A. *Management.* Every mobile home park community shall be properly managed to ensure maintenance of common facilities and to ensure individual home sites are developed and maintained in accordance with recorded rules and regulations for the park. A Management Plan shall be included in the conditional use permit application submittal. ~~All mobile home park communities shall participate in the City's Crime Free Multi Housing Program, or its successor equivalent.~~
- B. *Site use and improvements.* Each mobile home shall be located on an approved mobile home site, and all mobile home sites shall be designed to accommodate independent mobile homes. No mobile home site shall be used as the location for more than one mobile home or trailer. Each mobile home shall be skirted with material compatible in color and material with the mobile home.
- C. *Roadways.* Access to the mobile home park shall be provided from a public roadway and shall include an internal circulation system that would allow access to each individual mobile home space in accordance with Title 25 (Housing and Community Development) of the California Code of Regulations.
- D. *Fences and walls (excluding Tiny Home (chassis) Communities).* A minimum six-foot-high decorative solid masonry wall shall be constructed to enclose the park and serve as a visual screen and buffer between uses. The wall shall be located no closer than the front and street side setback along all streets and for the remainder perimeter of the park, it shall be located at the property line. All outdoor storage areas for the Park shall be enclosed by a minimum six-foot-high masonry wall. Fencing for each individual mobile home space shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
- E. *Landscape buffer.* When a mobile home park shares a common boundary with a residential use, a ten-foot landscape setback shall be provided along the common property line.
- F. *Landscaping.* All required minimum setback areas around the perimeter of the park shall be permanently landscaped and maintained with ground cover, trees, and shrubs, pursuant to Chapter 19.570 (Water Efficient Landscaping and Irrigation).
- G. *Accessory structures (storage building, garage, carport, awning, cabana, greenhouse, etc.).* Accessory structures shall be subject to the minimum requirements for setbacks, building separation and height, location, size, construction materials and lot coverage established for Mobile Home Accessory Buildings and Structures in Title 25 (Housing and Community Development) of the California Code of Regulations.
- H. *Common open space.* A recreation area, exclusive of any mobile home space, shall be provided and maintained on site at a rate of 275 square feet for each mobile home unit within the park. Recreation areas may include, but not be limited to, recreation rooms, community indoor and outdoor facilities, playgrounds, and other similar amenities.
- I. *Utilities.* Unless otherwise specifically authorized by the designated approving or appeal authority, all utilities providing service to the park shall be placed underground. Equipment appurtenant to the underground facilities (e.g., transformers, meter cabinets) may be placed above ground. All utilities shall be installed to the specifications of the Public Utilities and Fire Departments. Master metering shall be required, with sub-metering at the option of the park owner.
- J. *Parking.* Parking shall be provided and improved in accordance with Chapter 19.580 (Parking and Loading) of the Zoning Code. However, where two parking spaces are provided on a mobile home

space, one may be located behind the other (in tandem) and need not have independent vehicular access.

K. *Lighting.* Lighting for signs, structures, landscaping, parking areas, loading areas and the like, shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Lighting).

L. Trash receptacles and enclosures.

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.

(Ord. 7528 §1(Exh. A), 2020; Ord. 7520 §1(Exh. A), 2020; Ord. 7331 §19, 2016; Ord. 6966 §1, 2007)

Chapter 19.255 - ASSEMBLIES OF PEOPLE—NON-ENTERTAINMENT

19.255.030 Site location, operation and development standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to assemblies of people—non-entertainment uses unless otherwise specified here.

A. *General requirements.*

1. Parking shall be provided in accordance with Chapter 19.580 (Parking and Loading). In determining the adequacy of parking to serve an assemblies of people—non-entertainment use, the Development Review Committee or Planning Commission, as applicable, shall take into account such factors as off-peak hours of operation of the use relative to other uses within the complex. The Development Review Committee or Planning Commission, as applicable, may impose such conditions as necessary on the operating hours and characteristics of the operations to provide for adequate parking at all times.
2. Setbacks shall be at least 20 feet from every property line and shall not be located within any front yard required in such zone; provided, however, that any interior side or rear yard may be used for off-street parking purposes.

B. Additional requirements or special conditions applicable to dwelling unit(s) incidental to assemblies of people—non-entertainment.

1. Parking shall be provided in accordance with Chapter 19.545.060 (Parking Standards Incentive). A parking analysis may be provided to justify modifications from those standards. The parking analysis shall identify the parking needs to address the operating hours and characteristics of the operations to provide for adequate parking at all times.
2. Maximum height of any dwelling units shall be 35 feet.
3. A written management, maintenance and security plan shall be provided for review and approval by the Community & Economic Development Director or his/her designee.

~~4. The property owner and/or management shall become an active member of the Riverside Police Department's Crime Free Multi-Housing Program or equivalent program.~~

C. *Additional requirements for assemblies of people—Non-entertainment—Storefront.*

1. *Operation and development standards:*

- a. Facilities shall be limited to assemblies of people—non-entertainment uses (e.g., including worship services, prayer meetings, church socials, Sunday school and incidental office uses). No other activities are permitted including use as a residence, community social and recreational programs or activities;
- b. Normal operations of the facilities shall be restricted to indoor uses;
- c. No substantial adverse impacts on adjoining uses will result.

Chapter 19.330 HOTEL/MOTEL, LONG-TERM STAY

.
.
.

19.330.030 Site location, operation and development standards.

B. *Operation and development standards.*

1. The development shall result in no harm to the health, safety or general welfare of the neighborhood from light, glare or noise.
2. Each unit intended for long term stays shall contain a minimum of 220 square feet of gross floor area, with an additional 100 square feet of floor area for each occupant in excess of two.
3. Each unit intended for long term stays shall have a kitchen including a sink, a microwave, refrigerator, dry food and utensil storage, and a food preparation area having a clear working space not less than 30 inches wide.
4. The development shall have light and ventilation conforming to the adopted Building Code.
5. Each unit shall have a separate closet area.
6. Each unit shall have on-site access to an on-site laundry facility with at least one washer and one dryer for each 20 long-term stay units.
7. Each unit shall have telephone service.
8. Common open space shall be provided as follows: a minimum total of 400 square feet for the first 20 guest rooms, then 25 square feet for each room in excess of 20. Such common open space shall be located on site to be easily accessible to all guests. Such open space shall be exclusive of required building and landscaped setbacks and required parking area or parking lot landscaping. Up to one-half of the common usable open space area may be located indoors in the form of an exercise room, recreation room, or similar common facility.
9. The maximum number of units occupied by long-term stay guests cannot exceed 25 percent of the total number of units within the hotel or motel.
10. An on-site manager on duty within an office that is open on a 24-hour basis.
11. The minimum period of occupancy shall be 30 days.
- ~~12. The owner and/or management shall become an active member of the Riverside Police Department's Crime Free Multi-Housing Program or equivalent program.~~
13. The maximum period of occupancy shall not exceed 180 days per calendar year.
- ~~14.~~ All applicable standards contained in Chapter 5.32 (Transient Occupancy Tax) and Chapter 9.55 (Limitation on Continuous and Cumulative Occupancy of Transient Hotels and Motels) shall apply to this use.

(Ord. 7331 §44, 2016; Ord. 6966 §1, 2007)

•
•
•

Chapter 19.350 - PAROLEE/PROBATIONER HOME

19.350.040 Site location, operation and development standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions shall apply unless otherwise specified here.

A. *Site location standards.*

1. The use shall be compatible with neighboring uses.
2. Establishment of the facility shall not result in harm to the health, safety or general welfare of the surrounding neighborhood and substantial adverse impacts on adjoining properties or land uses will not result.
3. The facility shall be located along or near a major arterial with ready access to public transportation.
4. The facility shall be accessible to necessary support services.
5. To avoid over-concentration of parolee/probationer, there shall be a 5,000-foot separation requirement between parolee/probationer homes as measured from the nearest outside building walls between the subject use and the nearest property line of any other parolee/probationer housing site.
6. A parolee/probationer home shall not be located within 1,000 feet of any other group housing, assisted living facility, a public or private school (kindergarten through twelfth grade), university, college, student housing, senior housing, family day care home, day care center, public park, library, business licensed for on- or off-site sales of alcoholic beverages, or emergency shelter as defined in Article X (Definitions) and as measured from any point on the outside walls of the parolee/probationer home to the nearest property line of the noted use.
7. The facility should be compatible with the character of the surrounding neighborhood.

B. *Operation and development standards.*

1. Sufficient on-site parking shall be provided in accordance with 19.580. The precise number of parking spaces required will be determined based on the operating characteristics of the specific proposal.
2. Both indoor and outdoor common areas shall be provided on site.
3. All setback standards of the underlying zone shall be met.
4. On-site staff supervision shall be required during all hours of facility operation.
5. Individual client stays shall not exceed 180 days.
6. ~~The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program) provided by the City and as required under the discretionary permit. If the program offers certification then that certification shall be obtained and maintained in current status.~~

(Ord. 7528 §1(Exh. A), 2020; Ord. 7520 §1(Exh. A), 2020; Ord. 7331 §49, 2016; Ord. 7158 §8, 2012; Ord. 6966 §1, 2007)

PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE VII. - SPECIFIC LAND USE PROVISIONS
Chapter 19.400 SHELTERS—EMERGENCY

Chapter 19.400 SHELTERS—EMERGENCY

19.400.040 Site location, operation, and development standards.

In addition to the standards for emergency shelters set forth in Article V, Base Zones and Related Use and Development Provisions, the following findings shall be made:

- A. To avoid over-concentration of emergency shelters, there shall be a 300-foot separation requirement as measured from the nearest outside building walls between the subject use and the nearest property line of any other emergency shelter as defined in Article X (Definitions).
- B. On-site waiting and client intake areas.
 - 1. An adequately sized indoor client intake area shall be provided.
 - 2. Any queuing areas shall be on-site, in covered areas and away from public sidewalks and avoid spilling into parking and landscape areas.
- C. Both indoor and outdoor open areas shall be provided on site.
- D. All setback standards of the underlying zone shall be met.
- E. On-site parking shall be provided in accordance with Chapter 19.580 (Parking and Loading). The precise number of parking spaces required will be determined based on the operating characteristics of the specific proposal; however, the required parking shall not be more than for other residential or commercial uses within the same zone.
- F. On-site staff supervision shall be required during all hours of facility operation.
- G. Individual client stays shall not exceed 180 consecutive days.
- ~~H. The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program or its successor).~~
- H. The facility, in any Zoning District, shall be consistent with any applicable Riverside County Airport Land Use Compatibility Plan compatibility criteria.

(Ord. 7573 § 1(Exh. A), 2021; Ord. 7552 §18, 2021; Ord. 7408 §1, 2018; Ord. 7331 §60, 2016; Ord. 7158 §10, 2012; Ord. 6966 §1, 2007)

PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE VII. - SPECIFIC LAND USE PROVISIONS
Chapter 19.401 SINGLE ROOM OCCUPANCIES (SRO's)

Chapter 19.401 SINGLE ROOM OCCUPANCIES (SRO's)

19.401.030 Site location, operation and development standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to SRO development, unless otherwise specified here.

- A. To avoid over-concentration of SRO's, there shall be a 300-foot separation requirement as measured from the nearest outside building walls between a proposed SRO and any other SRO.
- B. The design of the facility shall be compatible with character of the surrounding neighborhood and consistent with the Citywide Sign and Design Guidelines.
- C. *Parking.* On-site parking shall be provided as required for SRO's pursuant to the requirements of Chapter 19.580.
- D. *Common space.* A minimum of ten square feet per unit, or 250 square feet, whichever is greater, shall be provided for interior common space. Dining rooms, meeting rooms, recreational rooms and other similar areas may be considered common areas. Shared bathrooms, kitchens, storage, laundry facilities and common hallways shall not be considered common areas.
- E. *Floor area.* An SRO living unit shall be a minimum of 150 square feet in floor area and up to a maximum of 400 square feet in floor area, including bathroom and/or kitchen facilities.
- F. *Laundry facilities.* Laundry facilities shall be provided in a separate room at the ratio of one washer and one dryer for every 20 units or fractional number thereof.
- G. *Kitchen facilities.* Each unit shall be provided a kitchen sink serviced with hot and cold water with a garbage disposal and a counter top measuring a minimum of 18 inches wide by 24 inches deep. A complete kitchen facility available for residents shall be provided on each floor of the structure, if each individual unit is not provided with a minimum of a refrigerator and a microwave oven.
- H. *Bathroom facilities.* For each unit, a private toilet shall be provided in an enclosed room having a minimum of 15 square feet in area and a door. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven units or fraction thereof. The shared shower or bathtub facility shall be on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.
- I. *Management plan.* The SRO living unit facility shall have a management plan approved by the City.
- ~~J. *Crime free multi housing.* The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program or its successor).~~

(Ord. 7408 §1, 2018)

Chapter 19.440 ACCESSORY BUILDINGS AND STRUCTURES

19.440.030 Site location, operation and development standards.

These standards supplement the standards for the zone in which the accessory use is located. If an accessory structure is attached to the principal building, such structure shall comply with the development standards for the principal building.

- A. No accessory structure shall be permitted unless a principal building exists and is occupied by the use intended.
- B. Accessory structures shall not cover more than 35 percent of the required side or rear yard setback area.
- C. Accessory structures shall be located a minimum of five feet from the principal building or the distance required by the Building Code, whichever is greater. Eave line separation from the principal building shall conform to the provisions of the Building Code. Accessory structures located less than five feet from the primary building shall be considered "attached" and must meet the setbacks of the underlying zone.
- D. Garage and carport accessory structures with direct access from an alley shall be located a minimum of 25 feet from the opposite boundary line of the alley.
- E. Accessory structures within the single-family residential zones shall comply with the following additional regulations.
 - 1) Setbacks.
 - a) Front yard.
 - i) Accessory structures shall not be located within the front yard setback.
 - ii) For properties in any single-family residential zone except the RA-5 and RC zones, on lots of at least 1/2-acre or 21,780 square feet, the following types of accessory structures are permitted outside of the front yard setback area:
 - (1) Open structures with a solid roof (i.e., patio cover, gazebo)
 - (2) Open roof structure (i.e., pergola)
 - (3) Architectural design features (i.e., water features)
 - iii) For all other properties, accessory structures shall be located no closer to the front lot line than the front-most wall of the dwelling nearest the front lot line.
 - b) Interior Side and Rear Yards.
 - i) The interior side and rear yard setback shall be five feet for a single-story accessory structure.
 - ii) The interior side and rear yard setback shall be the same as that which applies to primary structures for two-story accessory structures or accessory structures exceeding 20 feet in height.
 - iii) The street side yard setback for an accessory structure shall be the same as the street side setback of the underlying zone.
 - 2) Size limits for accessory structures.
 - a) All metal accessory structures shall be limited to a maximum total floor area of 120 square feet in the RR, RE, and R-1 Zones.
 - b) Accessory structures shall be limited to a maximum floor area of 750 square feet on lots less than one-acre in the RR, RE, and R-1 Zones.

-
- i) Exceptions. There is no size limit for accessory structures in the following instances:
 - (1) In the RC, RA-5, R-3 or R-4 Zones.
 - (2) On lots greater than one-acre in the RR, RE, and R-1 Zones.
 - (3) When built in conjunction with a Planned Residential Development (i.e. clubhouse) or Conditional Use Permit (i.e. assemblies of people - nonentertainment or assisted living).
 - c) Any accessory structure over five feet in height shall be set back at least five feet from side and rear property lines.
 - d) Lot coverage. Any accessory structure with a solid roof/cover or enclosed on four sides, shall abide by the lot coverage requirement of the underlying zone.
 - 3) Height limits for accessory structures.
 - a) Single-story accessory structures shall not exceed 20 feet in overall height and two-story accessory structures shall not exceed 30 feet in overall height.

~~Accessory structures within residential zones shall comply with the following additional regulations:~~

- ~~1. Accessory structures shall be no closer to the front lot line than the front-most wall of the dwelling nearest the front lot line.~~
- ~~2. The interior side and rear yard setback shall be five feet for a single-story accessory structure.~~
- ~~3. The interior side and rear yard setback shall be the same as the respective underlying zone for two-story accessory structures or accessory structures exceeding 20 feet in height.~~
- ~~4. The street side yard setback for an accessory structure shall be the same as the street side setback of the underlying zone.~~
- ~~5. Size limits for accessory structures~~
 - ~~a. All metal accessory structures shall be limited to a maximum total floor area of 120 square feet in the RR, RE, and R-1 Zones;~~
 - ~~b. Accessory structures shall be limited to a maximum floor area of 750 square feet on lots less than one-acre in the RR, RE, and R-1 Zones~~
- ~~6. Exceptions. There is no size limit for accessory structures in the following instances:~~
 - ~~a. In the RC, RA-5, R-3 or R-4 Zones~~
 - ~~b. On lots greater than one-acre in the RR, RE, and R-1 Zones,~~
 - ~~c. When built in conjunction with a Planned Residential Development (i.e. clubhouse) or Conditional Use Permit (i.e. assemblies of people - nonentertainment or assisted living).~~
- ~~7. Any accessory structure over five feet in height, excluding proposed accessory dwelling units which shall comply with requirements set forth in Chapter 19.440, shall be set back at least five feet from side and rear property lines.~~
- ~~8. Single-story accessory structures shall not exceed 20 feet in overall height and two-story accessory structures shall not exceed 30 feet in overall height.~~

Chapter 19.442 ACCESSORY DWELLING UNITS (ADU)¹

19.442.030 Requirements.

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

D. *Unit Size.*

1. Attached ADUs.
 - a. The total floor space of an attached ADU, including conversion of existing floor area, shall not exceed 50 percent of the existing primary dwelling living area or 1,200 square feet, whichever is less.
 - b. The total floor space requirements shall not prevent the establishment of an ADU that is at least:
 - i. 850 square feet for units with one bedroom or less; or
 - ii. 1,000 square feet for units with more than one bedroom .
2. The total floor space of any detached ADU shall not exceed 1,200 square feet.
3. The total floor space of any MADUs shall be between 150 square feet and 430 square feet as measured within the exterior faces of the exterior walls.
4. JADUs shall be no more than 500 square feet in size.
5. The size of an ADU or JADU shall not be less than that of an efficiency dwelling unit, as set forth in Section ~~1207.4~~1208.4 of the California Building Code.

¹

Chapter 19.455 ANIMAL KEEPING

19.455.030 Site location, operation and development standards.

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

A. *Domestic animal keeping.*

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

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

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

- a. Not more than 5 poultry shall be permitted at any time.
- b. A coop, shelter or other permanent structure shall be provided a minimum of 10 feet from any neighboring residence in addition to the minimum standards provided in Chapter 19.440 (Accessory Buildings and Structures).
- c. The keeping of crowing fowl as defined in Section 19.910.040 ("C" Definitions) is not permitted.

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

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

- ~~a. A minimum lot size of 20,000 square feet of net area is required for the noncommercial keeping of any poultry or rabbits.~~
- ba. All animals shall be enclosed within a coop, shelter or other permanent structure and meet the standards provided by Chapter 19.440 (Accessory Buildings and Structures).
- b. No more than 5 poultry and 4 rabbits shall be permitted when 50 feet from any neighboring residence. The noncommercial keeping of not more than five poultry and four rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, excluding the residence on the lot where the animals are kept.
- ~~ec. No more than 50 poultry and 45 rabbits shall be permitted when 100 feet from any neighboring residence. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, excluding the residence on the lot where the animals are kept, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot is permitted.~~
- ~~ed.~~ Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a Minor Conditional Use Permit.
- ~~ee.~~ The keeping of crowing fowl that exists on a property at the time the site is annexed to the City shall be abated within the amortization period of two years. If keeping of crowing fowl is not abated within such two-year period, it will be a violation of this section.
- ff. For lots greater than 20,000 square feet, the keeping of no more than ~~The keeping of not more than seven~~7 crowing roosters ~~are permitted on any lot of 20,000 square feet is permitted or greater in area, provided The that such~~ roosters ~~are shall be~~ housed from sunset to sunrise in an acoustical structure at so as to reduce noise emitted by such

~~roosters and such structure is at~~ least 100 feet from any neighboring residence ~~etial structure on an adjoining lot.~~

2. *Equine, bovine and ovine species.*

- a. A minimum lot size of 20,000 square feet of net area is required ~~for the noncommercial keeping of any equine, bovine or ovine species.~~
- b. Not more than ~~a total of two~~ 2 individuals ~~of any combination of~~ equine, bovine, or ovine species, ~~regardless of combination, shall be kept on any lot with an area of 20,000 net square feet~~ are permitted. However, ~~one~~ 1 additional animal may be kept for each additional 10,000 square feet of net lot area in excess of 20,000 square feet.
- c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 60 feet from any neighboring residence, ~~excluding the residence on the lot where the animals are kept~~ and shall abide by the minimum standards provided in Chapter 19.440 (Accessory Buildings and Structures).

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

- a. Swine or pigs, exclusive of pot-bellied pigs, shall be permitted only upon the condition that such animals are kept and maintained as a duly-authorized Future Farmers of America, 4-H or similar project.
- b. A minimum lot size of 20,000 square feet of net area is required for ~~the noncommercial keeping of~~ any porcine species.
- c. Not more than ~~a total of two~~ 2 individuals ~~of~~ porcine species shall be ~~kept on any lot with an area of 20,000 net square feet~~ permitted. However, one additional animal may be kept for each additional 10,000 square feet of net lot area in excess of 20,000 square feet.
- d. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 60 feet from any neighboring residence, and shall abide by the minimum standards provided in Chapter 19.440 (Accessory Buildings and Structures). ~~All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 60 feet from any residence, excluding the residence on the lot where the animals are kept.~~

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

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

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

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

€D. *Non-domestic animal keeping in the RA-5 Zone.*

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

-
- a. The noncommercial keeping of not more than five poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.
 - b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry, and 45 rabbits on any lot is permitted. The keeping of not more than seven crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least 100 feet from any residential structure on an adjoining lot.
 - c. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a discretionary permit.
2. *Equine, bovine and ovine species.*
 - a. A minimum lot size of one acre of net area is required for the grazing, raising or training of any equine, riding stables or academies of the raising of bovine or ovine species for noncommercial purposes.
 - b. Not more than a total of two of any combination of equine, bovine, or ovine species shall be kept on any lot with an area of one acre. However, one additional animal may be kept for each ½ acre of net lot area in excess of one acre.
 - c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 100 feet from any residence, including the residence on the lot where the animals are kept.
 3. Dairies, feeding lots and similar uses may be permitted subject to the granting of a Conditional Use Permit.
 4. *Bees.* The keeping of bees is permitted, provided that all other conditions of this Zoning Code and Title 8.20 are met.
 5. *Growing and wholesale disposal of earthworms.*
 - a. All worm farms shall be kept at least 50 feet away from all adjacent dwellings.
 - b. The maximum height of any worm bed shall be two feet and all other structures shall conform to the requirements for accessory structures.
 - c. Worm farms in excess of 64 square feet shall only be permitted subject to the granting of a discretionary permit.
 6. *Aviaries.* The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.

DE. *Non-domestic animal keeping in the RC Zone.*

1. *Poultry, rabbits, crowing fowl and crowing roosters.*
 - a. The noncommercial keeping of not more than five poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.
 - b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any

lot is permitted. The keeping of not more than seven crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least 100 feet from any residential structure on an adjoining lot.

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

2. *Equine species.*

- a. A minimum lot size of one acre of net area is required for the grazing, raising or training of any equine.
- b. Not more than a total of two of any equine species shall be kept on any lot with an area of one acre. However, one additional animal may be kept for each half acre of net lot area in excess of one acre.
- c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 100 feet from any residence, including the residence on the lot where the animals are kept.

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

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

(Ord. 7331 §71, 2016; Ord. 7109 §7, 2010; Ord. 6985 §3, 2008; Ord. 6966 §1, 2007)

19.455.040 Maintenance of premises.

The premises where animals are kept shall be maintained in a clean, neat and sanitary condition at all times to ensure the public health, safety, comfort, convenience and general welfare pursuant to Title 6 - Health & Sanitation, [Title 8 – Animals](#), and all other County and State regulations.

(Ord. 7331 §71, 2016; Ord. 6966 §1, 2007)

19.550.025 Monitored electrified security fence system.

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

- A. Unless otherwise specified herein, monitored electrified security fence systems shall be constructed and operated in conformance with the specifications set forth in International Electrotechnical Commission (IEC) Standard No. 60335-2-76 current edition.
- B. The energizer for monitored electrified security fence systems must be driven by a commercial storage battery, not to exceed 12 volts DC, that is charged primarily by a solar panel.
- C. Monitored electrified security fence systems shall be installed four to eight inches behind a minimum five-foot-high non-electrified perimeter fence/wall.
- D. Monitored electrified security fence systems shall have a maximum height of ten feet; ~~or two feet higher than the perimeter barrier, whichever is lower.~~
- E. Monitored electrified security fence systems adjacent to a residential zone or use u ~~or residentially zoned properties~~ shall be located behind a minimum six-foot tall block wall.
- F. Monitored electrified security fence systems shall be clearly identified with warning signs that read: "Warning-Electric Fence" at intervals of not more than 30 linear feet.
- G. Permitted Locations.
 1. Monitored electrified security fence systems are prohibited in all residential, mixed-use, and public facilities zoning districts.
 2. Monitored electrified security fence systems shall be permitted in industrial zones as identified in Table 19.150.020.B Incidental Use Table.
 3. Monitored electrified security fence systems shall be permitted in commercial and other zones (except in PF - Public Facilities zone) as identified in Table 19.150.020.B Incidental Use Table for specific uses in 19.150.020.A Permitted Uses Table, including the following:
 - Ambulance company - with vehicle storage
 - Cemeteries, mortuaries and ancillary uses
 - Crematoriums
 - Commercial storage facilities (mini-warehouse)
 - Equipment sales and rental
 - Heliport or helistop
 - Laundry commercial
 - Outdoor storage yard
 - Parking lot or parking structure
 - Golf courses and driving ranges
 - Vehicle parts and accessories
 - Outdoor storage
 - Vehicle rental

- Wireless telecommunication facilities

4. Uses not permitted by the current zoning designation are ineligible for a monitored electric security fence unless the Community & Economic Development Department Director, or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed use.

~~4.5.~~ Installation of electrified security fence systems are prohibited in properties adjacent to a park.

H. Specific plan requirements.

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

~~2. Uses not listed above are prohibited unless the Community & Economic Development Department Director, or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed use.~~

I. Required permitting.

1. All monitored electrified security fence systems shall require a building permit.
2. All monitored electrified security fence systems shall require an alarm user's permit pursuant to Chapter 5.58.

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

(Ord. 7617 § 2(Exh. B), 2022)

Chapter 19.620 GENERAL SIGN PROVISIONS

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

- A. Permanent signs shall comply with the standards in Tables 19.620.080.A, B and C and the additional requirements that follow the tables.

Table 19.620.080.C: Special Use Signs

Type of Sign		Maximum Number Allowed	Maximum Area	Maximum Height
Drive Thru Restaurant Menu Boards (see additional standards related to changeable copy in Section 19.620.080.C.4.i)		2 freestanding menu ordering signs per drive thru lane in addition to permitted commercial building and monument signs allowed per Tables 19.620.080.B and C,	60 square feet total combined area for both signs and maximum 40 sq. ft. per individual sign	8 feet high
Hazard Signs		As necessary to warn of hazards pertaining to the property provided they are placed at least 75 feet apart from one another	1 square foot	6 feet high
Historic Signs - Signs for Designated Historic Resources (Structures of Merit or Landmarks) and Contributors to Designated Historic Districts		See Section 19.620.120 for Historic Sign requirements.		
Parking Lots & Garages	Where Rates are Charged	1 sign per street or alley frontage	25 square feet	6 feet in overall height for monument signs
	Where Rates are Not Charged	See Directional Sign Requirements	See Directional Sign Requirements	See Directional Sign Requirements
Parking Garages Only	Message Centers (Digital Displays)	1 building mounted message center sign per entrance to a parking garage in addition to signs	4 square feet	n/a

Type of Sign		Maximum Number Allowed	Maximum Area	Maximum Height
		allowed for parking lots and garages above		
Vehicle Fuel Station Signs - Freestanding These standards apply to stations situated on independent parcels or as part of a commercial, industrial or office complex	On-site/Price Monument allowed on major street frontage only	1 sign per major street frontage ^a	50 square feet Price portion of sign may not exceed 30 sq. ft. and must include all price advertising as required by State law.	8 feet high
Freeway Oriented Pylon Sign	1 sign	100 square feet	45 feet high	
Secondary Price Sign ^b	1 sign, double-faced changeable copy price sign in addition to on-site/price monument on a secondary street frontage ^c	15 square feet	6 feet high	
Vehicle Fuel Station Signs	<u>Freeway Oriented Pylon Sign</u>	<u>1 sign</u>	<u>100 square feet</u>	<u>45 feet</u>
	<u>Price/Monument Sign</u>	<u>1 sign along major street frontage¹</u>	<u>50 square feet</u> <u>Price portion of sign may not exceed 30 square feet</u>	<u>8 feet</u>
	<u>Secondary Price Sign²</u>	<u>1 sign, along a secondary street frontage³</u>	<u>15 square feet</u>	<u>6 feet high</u>
	Building Wall Signs, Primary	<u>Sign allowances shall be consistent with Table 19.620.080.A based on</u>	<u>1 square foot of sign area per lineal foot of</u>	n/a

Created: 2023-11-17 09:19:47 [EST]

Type of Sign		Maximum Number Allowed	Maximum Area	Maximum Height
	<u>Use and Gas Canopy Signs</u>	<u>the building frontage in lineal feet 2 on-site signs.</u> For vehicle fuel stations with multiple uses, one additional building sign allowed for each use up to a maximum of 5 signs.	<u>occupant building frontage</u> 30 square feet total combined display area. For vehicle fuel stations with multiple uses, 10 additional square feet of combined sign area allowed for each additional use.	
	<u>Wall Signs, Secondary Uses</u>	<u>1 additional sign allowed for each use up to a maximum of 5 signs total.</u>	<u>10 square feet each</u>	
	<u>Gas Canopy Signs</u>	<u>2 signs per canopy.</u>	<u>15 square feet each</u>	
	Pump Island Signs	<u>2 signs</u> Two pump island signs p_per pump. island to distinguish self-serve from full-serve pump islands	4 square feet per sign	n/a

¹ For on-site price signs, a major street frontage is considered to be an arterial street as designated by the Circulation Element of the General Plan.

² No permit for such a secondary price sign shall be issued until the City receives a written communication from the State Department of Agriculture Division of Weights and Measures stating that a secondary price sign is necessary in order to meet the fuel identification requirements.

³ For secondary price signs, a secondary street frontage is considered to be any street not an Arterial Street as designated by the Circulation Element of the General Plan.

PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE IX. - LAND USE DEVELOPMENT PERMIT REQUIREMENTS/PROCEDURES
Chapter 19.650 APPROVING AND APPEAL AUTHORITY

Chapter 19.650 APPROVING AND APPEAL AUTHORITY

.
.
.

19.650.030 ~~Designated approving authority.~~ Concurrent processing of Land Use Development Permits.

- A. When a proposed project requires more than one permit application with more than one Approving or Appeal Authority, all project permits shall be processed concurrently as interrelated permits for a single project.
- B. The highest designated Approving or Appeal Authority for all such requested permits shall take final action on applicant-initiated projects with multiple permits.

(Ord. 7552 §25, 2021;Ord. 7331 §101, 2016; Ord. 6966 §1, 2007)

Chapter 19.740 - TEMPORARY USE PERMIT

19.740.050 Development, operational and location standards.

- A. Any use which is prohibited by state or federal law is also strictly prohibited.
- B. All events must comply with Title 7 of the Riverside Municipal Code (Noise).
- C. Temporary uses listed in Table 19.740.020 above shall comply with the following development standards:

.
.
.

13. *Temporary emergency shelter with assemblies of people-non-entertainment.*

- a. A temporary emergency shelter may be permitted in conjunction with an assemblies of people-non-entertainment use.
- b. A written management and security plan shall be provided for review and approval by the Community & Economic Development Director or their designee.
- ~~c. The owner and/or management shall become an active member of the Riverside Police Department's Crime Free Multi-Housing Program or equivalent program.~~
- ~~d.~~ A site maintenance and operations plan for ongoing property cleaning, noise control, and odor, dust, and litter control shall be submitted for review and approval of the Community & Economic Development Director or their designee prior to commencement of operations.
- ~~e.~~ The placement of beds are temporary and limited to the maximum number of days identified in Table 19.740.020.
- ~~f.~~ Temporary emergency shelters shall be consistent with applicable airport land use compatibility plans. See Chapter 19.149 - Airport Land Use Compatibility.

.
.
.

Chapter 19.770 SITE PLAN REVIEW PERMIT

19.770.040 Conditions of approval.

In order to achieve the purposes of this chapter, the approving or appeal authority may require reasonable conditions of approval on a site plan review permit including, but not limited to the following.

- A. Special conditions or requirements to revise the site plan, that are more restrictive than the development standards in the underlying base zone or including, but not limited to, the following:
 - 1. Building height, bulk or mass;
 - 2. Setbacks;
 - 3. Lot coverage;
 - 4. Lighting;
 - 5. Private and common open space and/or recreational amenities;
 - 6. Screening, including garages, trash receptacles, or mechanical equipment;
 - 7. Landscaping;
 - 8. Fencing plans;
 - 9. Parking, access and on-site circulation;
 - 10. Pedestrian circulation;
 - 11. Grading;
 - 12. Street dedication and improvements;
 - 13. Public improvements either on or off the subject site that are needed to service the proposed development;
 - 14. Project phasing;
 - ~~15. Participation and completion by the project's ownership and/or management staff in the Crime Free Multi-Family Housing Program, or its successor equivalent;~~
 - 16. Any other revisions to the site plan or operational conditions deemed necessary to further the purposes of this title.
- B. Reduced development standards for affordable housing projects in accordance with the provisions of Chapter 19.545 (Density Bonus).

(Ord. 7573 § 1(Exh. A), 2021; Ord. 7331 §112, 2016; Ord. 6966 §1, 2007)

19.910.090 "H" Definitions.

.

.

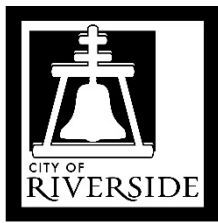
.

Hotel/motel, long term stay means a hotel or motel designed and operated to accommodate travelers whose guest stays may exceed 30 days but no more than 180 consecutive days within a calendar year. ~~, or 60 days within a 180 day consecutive period. Any hotel/motel that allows guests to stay more than 30 consecutive calendar days or 60 days within a 180 day consecutive period is considered a long term stay hotel/motel.~~

.

.

.



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: MARCH 12, 2024**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT **WARD: ALL**

SUBJECT: PLANNING CASE PR-2023-001625: ZONING CODE TEXT AMENDMENTS AS PART OF A ZONING CODE CLEAN UP

ISSUE:

Consider amendments to Title 19 (Zoning) of the Riverside Municipal Code (RMC), including but not limited to Articles V (Base Zones and Related Use and Development Provisions), VI (Overlay Zones), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development and Permit Requirements/Procedures) , and X (Definitions).

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Case PR-2023-001625 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 an effect on the environment;
2. Approve Planning Case PR-2023-001625 (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 Code of the Riverside Municipal Code.

BACKGROUND

Crime Free Multi-Housing Program

Participation in the Crime Free Multi-Housing Program (Program) was required for any new multi-family housing development per Title 1 (General Provisions) and Title 19 (Zoning).

On September 5, 2023, the City Council voted to discontinue the program after feedback from community members and the Riverside Police Department due to potentially negative impacts on the re-entry into society of formerly incarcerated persons. The City Council subsequently directed staff to pursue the necessary amendments to remove references to the Program within the Riverside Municipal Code (**Attachment 1**).

Non-domestic Animal Keeping – Backyard Chickens

On November 13, 2023, staff held a workshop with the City Council Land Use, Sustainability and Resilience Committee (Committee) to provide an update on current regulations for animal keeping and to obtain policy direction related to potential amendments to allow the keeping of chickens in R-1 zones. Following Committee discussion, the Committee directed staff to pursue a Zoning Code Amendment to permit the keeping of backyard chickens in the R-1 Zones ([Attachment 2](#)).

Zoning Code Clean Up

Planning staff continuously track the applicability and accuracy of the Zoning Code to ensure the regulations are consistent with State Law, provide clear direction, and are not in conflict with other provisions. Staff identifies inaccuracies, ambiguities, and/or conflicts and tracks this information so that periodic Zoning Text Amendments can be made. Staff has identified 9 provisions requiring minor changes or updates to language which will be packaged together and adopted as part of an omnibus ordinance.

CITY PLANNING COMMISSION RECOMMENDATION:

On January 18, 2024, staff presented an omnibus package of Zoning Code amendments to the Planning Commission where it was unanimously recommended for City Council approval. The proposed amendments to the Zoning Code are included in the Draft Zoning Text Amendment Ordinance ([Attachment 3](#)). The following is a summary of each of the proposed changes, including the Zoning Code chapter and proposed amendment. Further detail for each amendment can be found in the January 18th Planning Commission Staff Report ([Attachment 4](#)).

DISCUSSION

The purpose of the proposed amendments are to:

1. Remove references to the Crime Free Multi Housing Program throughout Title 19 at the direction of the City Council;
2. Modify non-domestic animal keeping provisions within the Residential Estate (RE) and Single-Family Residential (R-1) Zones to permit the keeping of poultry at the direction of the Land Use, Sustainability and Resilience Committee;
3. Amend permitted locations for accessory structures within various Single-Family Residential zones;
4. Clarify ambiguous, conflicting, and/or outdated language in the RMC as it pertains to vehicle repair facilities, monitored electrified security fence systems, long-term stay hotels, and general sign provisions for vehicle fuel stations; and
5. Other minor, non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies.

The proposed amendments are detailed in [Attachment 3](#) and are summarized in the table below:

Amendment Topic	Zoning Code Chapter	Proposed Change
Crime Free Multi Housing Program	Chapter 19.120 – Mixed Use Zones; Chapter 19.210 – Mobile Home Parks; Chapter 19.255 – Assemblies of People – Non-Entertainment;	All provisions containing reference to the Program are stricken to implement City Council direction.

Amendment Topic	Zoning Code Chapter	Proposed Change
	Chapter 19.330 – Hotel/Motel Long-Term Stay; Chapter 19.350 – Parolee/Probationer Home; Chapter 19.400 – Shelters – Emergency; Chapter 19.401 – Single Room Occupancies; Chapter 19.740 – Temporary Use Permit; Chapter 19.770 – Site Plan Review Permit; and Chapter 19.790 – Condominium Conversion Permits	
Non-domestic Animal Keeping of Backyard Chickens	Chapter 19.150 – Base Zones Permitted Land Uses; and Chapter 19.455 – Animal Keeping	Table 19.150.020.B and Section 19.455.030 are amended to permit the noncommercial keeping of no more than 5 chickens for any property within the Residential Estate (RE) and R-1 Residential Zones with requirements for proper enclosures and minimum distance from neighboring residences. Chapter 19.455 is also reorganized to provide clarity for the reader.
Long Term Stay Hotel	Chapter 19.330 – Hotel/Motel, Long-Term Stay; and Chapter 19.910 – Definitions	Chapter 19.910 is amended to clarify occupancy duration requirements within the long term stay hotel definition. Chapter 19.330 is amended to revise the maximum period of occupancy to no more than 180 consecutive calendar days per year.
Monitored Electric Security Fence Systems	Chapter 19.550 – Fences, Walls, and Landscape Materials	The maximum height for electric fences is clarified to be 10 feet along with other minor non-substantive changes.
Accessory Buildings and Structures	Chapter 19.440 – Accessory Buildings and Structures	Chapter 19.440 is amended to permit certain open-sided accessory structures in front of the primary dwelling outside of the front yard setback for properties in Single Family Residential Zones whose minimum lot size is one-half acre or larger, excluding the Residential Conservation (RC) and Residential Agricultural (RA-5) Zones.
Accessory Dwelling Units	Chapter 19.442 – Accessory Dwelling Units	An incorrect California Building Code section citation pertaining to minimum size units for ADUs is corrected.
General Sign Provisions –	Chapter 19.620 – General Sign Provisions	Signage requirements for vehicle fuel stations are streamlined by separating the sign types into their own section within Table

Amendment Topic	Zoning Code Chapter	Proposed Change
Vehicle Fuel Stations		19.620.080.C and the calculation metric for primary use building wall signs is revised to be consistent with commercial use sign calculation provisions.
Vehicle Repair Facilities	Chapter 19.150 – Base Zones Permitted Land Uses	Table 19.150.020.A is amended to consolidate the permit requirements for outdoor major and minor vehicle repair facilities into one row to improve clarity for the reader.

STRATEGIC PLAN ALIGNMENT:

The actions undertaken for Planning Case PR-2023-001625 contribute to the following Strategic Priority and Goal from the Envision Riverside 2025 Strategic Plan:

Priority 5. High Performing Government – Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision making.

The actions undertaken for the proposed project aligns with the following Cross-Cutting Threads:

1. **Community Trust** – The Zoning Code Amendments are a proactive measure to respond to the changing needs of the community through a transparent public process.
2. **Equity** – The proposed amendments promote reasonable and equitable regulation of land use throughout the City.
3. **Innovation** – The proposed amendments incorporate latest best practices for streamlining and promoting equitable development communities.
4. **Fiscal Responsibility** – The proposed amendments do not incur cost to the City.
5. **Sustainability & Resiliency** – The proposed amendments promote pedestrian and transit-oriented development that will help reduce greenhouse gas emissions by reducing vehicle miles traveled, as well as providing an alternative to greenfield sprawl development.

FISCAL IMPACT:

There are no anticipated fiscal impacts with the proposed project.

Prepared by: Jennifer A. Lilley, Community & Economic Development Director
 Certified as to availability of funds: Edward Enriquez, Assistant City Manager/Chief Financial Officer/Treasurer
 Approved by: Rafael Guzman, Assistant City Manager
 Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. September 5, 2023 – City Council Meeting Minutes [& Staff Report](#)

2. November 13, 2023 – Land Use, Sustainability and Resilience Committee Meeting Minutes [& Staff Report](#)
3. Zoning Text Amendment Draft Ordinance
4. January 18, 2024 City Planning Commission Staff Report
5. January 18, 2024 City Planning Commission Draft Minutes
6. Presentation

DRAFT