



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

November 20, 2024

Clarissa Manges, Assistant Planner
City of Riverside Planning Department
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Riverside, CA 92522

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

File No.: ZAP1087RG24
Related File No.: PR-2024-001746 (Zoning Code Update)
APN: Citywide

Dear Ms. Manges,

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 to amend Titles 18 (Subdivision) and 19 (Zoning) of the Riverside Municipal Code (RMC), including but not limited to Title 18 Article IV (Requirements for Filing and Approval Process) and Title 19 Articles III (Nonconforming Provisions), 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). The proposed amendments are intended to: Align the RMC with recent changes to California Law related to Accessory Dwelling Units, Density Bonus, and Electrified Security Fences; Align language in the Alcohol Sales and Outdoor Lighting chapters with standard regulatory and industry terms; Streamline minor adjustments to development standards; Clarify pet grooming and personal services as permitted home occupations; Clarify screening options for ground-mounted utility equipment; Adjust the allowed heights of fences and walls in side and rear yards of Single-Family Residential Zones; Adjust the permitted retaining wall heights in Title 19 for consistency with those in Title 17; and make other minor and/or 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.

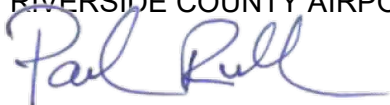
As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, 2005 Riverside Municipal Airport Land Use Compatibility Plan, and the 2004 Flabob Airport Land Use Compatibility Plan.

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.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A handwritten signature in blue ink that reads "Paul Rull". The signature is written in a cursive style with a large initial "P" and "R".

Paul Rull, ALUC Director

cc: ALUC Case File

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Chapter 18.150 GENERAL APPLICATION PROCESSING PROCEDURES

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18.150.050 Submittal requirements.

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- 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.
 - b. The tentative map shall contain the following information:
 - (1) The map number assigned by the Riverside County surveyor;
 - (2) Names and addresses of the record owner and subdivider of the land;
 - (3) Name, signature and address of the person, firm or organization that prepared the map and the applicable registration and/or license number;
 - (4) Date of preparation, north point and scale of the map; if based on a survey, the date of the survey;
 - (5) Boundaries of the subdivision with suitable ties to readily locate the property;
 - (6) Riverside County Assessor's parcel number(s) of the property included within the map;
 - (7) The locations, names and widths of adjacent streets, alleys, and pedestrian ways;
 - (8) Numbers of adjacent subdivisions, buildings and property lines sufficient to show their relationship to the proposed subdivision;
 - (9) All properties that are "Not A Part" of the map and/or are designated remainders shall be clearly delineated;
 - (10) Contour lines at five-foot intervals or less where the slope of the land is one percent or more, and contour lines at two-foot intervals or less where the slope of the land is less than one percent. Topographic information shall be sufficient fully to show the configuration of

the land and any and all depressions that present drainage problems, and shall extend beyond the tract boundaries where necessary to show essential conditions;

- (11) A preliminary 100-scale grading plan (40-scale grading plans are required for maps in the RC - Residential Conservation Zones) shall be submitted with the map which includes how the grading relates to existing contours on adjoining property, location of trees, rock outcroppings, arroyos, blue line streams, and other significant natural features;
- (12) The outlines of groves of trees and orchards, the approximate location of other trees with a trunk diameter of six inches or more, and an indication of all trees that are to remain on the lots;
- (13) Location, width and direction of flow of all watercourses and the outline of any area subject to flooding or storm water overflow;
- (14) Location of all railroads, buildings and other structures, structures for demolition, and all natural obstacles, and an indication of any physical restrictions or conditions in the subdivision which affect the use of the property; distances between all buildings to remain and property lines shall be shown;
- (15) Locations, widths and purposes of all existing and proposed easements for utilities, drainage and other public purposes, shown by dashed lines;
- (16) Locations of existing utilities in and adjacent to the tract; size and invert elevation of sanitary and storm sewers; size of water mains; if sewers and water mains are not in or adjacent to the tract, the direction and distance to the nearest sewer and water main with invert elevation of sewer and size of main;
- (17) Locations, widths and grades of all public streets, private streets, alleys, pedestrian ways and other rights-of-way, and proposed street names; the radius of each curve; any planned line for street widening or for any other public project in or adjacent to the tract;
- (18) Lines and approximate dimensions of all lots and the number assigned to each lot; the total number of lots, the approximate area of each lot and the total area of the map;
- (19) Boundaries of existing and proposed public areas in or adjacent to the tract, with the nature of each indicated by label; the area of each parcel proposed for public use to the nearest one-tenth acre, including any areas proposed to be dedicated as parkland per the requirements of Government Code Section 66477 et seq. (Quimby Act);
- (20) Proposals for handling storm water and drainage;
- (21) Areas designated for preservation or protection from development due to their status as sensitive or protected biological habitat, archaeological resource areas, significant geological formations, or other environmentally important or legally designated lands, as so identified by local Code and/or applicable county, state, or federal regulations; and
- (22) The following drawings and statements shall be filed on or along with the tentative map:
 - i. A vicinity map showing the location of the proposed subdivision;
 - ii. A statement of the total area of the tentative map;
 - iii. For mixed use developments, a statement of the total area of the land used for each type of use;
 - iv. A statement of the proposals for sewage disposal, water supply, electric service, gas service, telephone service, television reception and for other utilities;

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- v. Any application and the drawings and documents required to be filed therewith for any modification that may be proposed in accordance with Chapter 18.230 Modifications; and
 - vi. Any application and the drawings and documents required to be filed therewith for hillside grading pursuant to Title 17.
 - vii. Cross sections at the perimeter, location and design of required trails, Water Quality Management Plan and location of any needed detention basins, and other information as requested by Planning Division Staff on a case by case basis.

(23) FEMA Flood Zone Designation.

(24) Size, type and location of proposed water quality best management practices.

2. *Tentative vesting map.*

- a. A tentative vesting map shall be filed in the same form and have the same contents, accompanying data and reports and shall be processed in the same manner as set forth for a tentative map and shall have printed conspicuously on its face the words "Tentative Vesting Map."
 - b. At the time a tentative vesting map is filed, a subdivider shall also supply the following information unless an item(s) is determined by the Community & Economic Development Director not to be necessary:
 - (1) Height, size, and location of buildings;
 - (2) Sewer, water, storm drain, and road details;
 - (3) Information on the uses to which the buildings will be put;
 - (4) Detailed grading plans pursuant to Title 17;
 - (5) An engineer's drainage study approved by the City Public Works Department;
 - (6) Building, landscaping, irrigation and sign plans when required for the project by Title 19 of the Riverside Municipal Code or application for development plan or plot plan approval when required by Title 19 of the Riverside Municipal Code;
 - (7) A traffic study approved by the City Public Works Department and Planning Division, unless waived;
 - (8) A geologic study approved by the City Engineer for properties identified as being subject to liquefaction;
 - (9) An acoustical study approved by the Building Official for properties requiring such studies by Title 16 of the Riverside Municipal Code;
 - (10) An application for rezoning the property if the proposed use or density is not permitted in the current zone; and
 - (11) A detailed parking analysis (not required for maps creating single family residential lots only).
3. *Lot line adjustments, lot consolidation and lot merger/unmergers.* The application shall be accompanied by a site plan indicating the current ownership, property lines, existing structures, any encumbrances and such other data and information as may be prescribed by the Planning Division. Any application for property in the Residential Conservation (RC) Zone shall be accompanied by a

topographical map, a proposed grading plan and a proposed development plan unless waived by the Community & Economic Development Director.

4. *Parcel map waiver.* Any person wishing to waive the requirement for the preparation and recordation of a parcel map and who has a recorded a Certificate of Compliance for parcel map waiver shall first submit to the City Surveyor the following:
 - a. An approved tentative map meeting the requirements of this title for a tentative map and conforming to the approved configuration and revisions as stipulated by the approving or appeal authority;
 - b. Names and addresses of fee owner and the subdivider if different from the owner;
 - c. Riverside County Assessor's parcel number(s);
 - d. A preliminary title report or a similar report indicating the encumbrances, if any, on the property;
 - e. The application shall be accompanied by a processing fee as established by the City's Fee Resolution;
 - f. A legal description and plat signed by a licensed land surveyor or civil engineer authorized to practice land surveying clearly describing the new parcels as shown on the approved tentative map;
 - g. An unsigned, acknowledge statement in a format acceptable to the City Surveyor satisfying all of the requirements of Section 66436 of the California Government Code;
 - h. An unsigned certificate or statement in a format acceptable to the City Surveyor satisfying the requirements of Section 66492 of the California Government Code; and
 - i. An unsigned certificate or statement and security in a format acceptable to the City Surveyor satisfying the requirements of Section 66493 of the California Government Code if any part of the subject property is subject to a lien of taxes or special assessments collected as taxes which are not yet payable and any lot lien created by the subdivision would bisect any existing assessor's parcel.
5. *Determination of compliance.* Applications for a determination of compliance can be filed and shall be signed by any person owning real property or a vendee of that person pursuant to a contract of sale of the real property, or at the request of an interested party, see Section 18.120.020 Determination of the City Surveyor.

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(Ord. 7459 § 51, 2019; Ord. 7341 §7, 2016; Ord. 6968 §1, 2007)

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Chapter 19.690 EFFECTIVE DATES, TIME LIMITS, AND EXTENSIONS

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19.690.050 Time extension.

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- D. ~~For all p~~Planned residential development permits, ~~minor planned residential development permits, or administrative planned residential development permits,~~ related to an implementing subdivision and/or legislative action, may be granted time extensions by the Community & Economic Development Department Director, or his/her designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued the planned residential development will be considered vested and time extensions are no longer needed. At the exhaustion of Community & Economic Development Department Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case, in addition to a time extension fee.

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(Ord. 7683, § 16, 2024; Ord. 7552 §44, 2021; Ord. 7505 §2(Exh. B), 2020; Ord. 7331 §105, 2016; Ord. 6966 §1, 2007)

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Chapter 19.080 NONCONFORMITIES

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DIVISION III NONCONFORMING STRUCTURES AND USES

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

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Chapter 19.720 VARIANCE

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19.720.020 Applicability.

- A. A variance application shall be filed whenever any deviation from the development standard provisions of the Zoning Code is proposed, including, but not limited to, those standards related to height, lot area, yards, open spaces, setbacks, lot dimensions, signs and parking, unless ~~such deviations qualify as administrative adjustments according to Chapter 19.660 (General Application Processing Procedures) otherwise specified.~~
- B. Variances may not be approved for uses or activities not otherwise expressly authorized by the Zoning Code. A variance is not a substitute for a zone change, zone text amendment, or conditional use permit.
- C. Financial hardship does not represent grounds on which to file a variance application.
- D. Variances to use provisions of the Zoning Code are prohibited.

(Ord. 7592 § 10(Exh. K), 2022; Ord. 7331 § 108, 2016; Ord. 6966 § 1, 2007)

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

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~~19.120.030 Site plan review permit and required findings.~~

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

- ~~A. The Planning Commission may approve a Site Plan Review Permit for new development in the MU-V and MU-U Zones upon making the following findings:~~
- ~~1. The proposed development is consistent with the General Plan, any applicable specific plans and the intent and purpose of the mixed use zones (Section 19.120.010 Purpose).~~
 - ~~2. The proposed development, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area.~~
 - ~~3. The proposed development is appropriate for the site and location by fostering a mixture and variety of land uses within the zone and the general vicinity and contributing to a synergistic relationship between uses.~~
 - ~~4. Buildings within a mixed use development project must be compatible with each other and be designed as an integrated, unified project. All proposed development must meet the design standards and guidelines in Section 19.120.070 (Design Standards and Guidelines).~~

~~(Ord. 7573 § 1(Exh. A), 2021; Ord. 7331 § 6, 2016; Ord. 6966 § 1, 2007)~~

19.120.03040 Phasing.

- A. For any mixed-use development that is proposed to be constructed in phases, the applicant shall submit a development phasing plan, to be reviewed in conjunction with the site plan review permit where required, that specifies the chronology of development, including structures, public facilities and infrastructure. The project shall be phased so that supporting public facilities and infrastructure are provided concurrent with their need and are completed before the occupancy of structures. Project phasing may be reviewed independently subsequent to initial approval of the site plan review permit.
- B. If the initial phase of development does not include a mix of uses, the conditions may be applied to the development phasing plan so that a mix of component uses is provided before the completion of the project.

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

19.120.04050 Development Standards.

- A. *General.* Table 19.120.050 (Mixed-Use Zones Development Standards) identifies the development standards applicable to all development in the mixed-use zones. Certain development standards may be subject to special conditions. These standards are provided here or as otherwise referenced. Under Site Plan Review, when required, more restrictive development standards may be applied by the Planning Commission. Development standards established by other provisions of this Zoning Ordinance and not specifically prescribed in Table 19.120.050 shall apply.

Table 19.120.050 Mixed-Use Zones Development Standards

Development Standards	Zones			Notes, Exceptions & Special Provisions
	MU-N	MU-V	MU-U	
Lot Area - Minimum	7,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	See Note 1
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	See Note 1
Lot Width - Minimum	60 ft.	75 ft.	80 ft.	See Note 1
Front Yard Setback - Minimum	15 ft.	0 ft.	0 ft.	
Side Yard Setback - Minimum	0 ft.	0 ft.	0 ft.	See Note 2
Rear Yard Setback - Minimum	15 ft.	15 ft.	15 ft.	See Note 3
Building Height - Maximum	35 ft.	45 ft.	60 ft.	
FAR - Maximum	1.0	2.5	4.0	See Notes 4 and 7
Residential Density - Maximum (Gross)	10 du/ac	30 du/ac	40 du/ac	See Notes 4 and 7
Open Space Requirements - Stand Alone Residential	See R-3-4000 Standards	See R-3-1500 Standards	See R-4 Standards	See Table 19.100.070 (Additional regulations for the R-3 and R-4 Zones)
Open Space Requirements - Mixed-Use Development ⁸				
Minimum Private Open Space	50 sq. ft./du	50 sq. ft./du	50 sq. ft./du for at least 50% of the units	See Note 5 See Section 19.120.070(K) (Residential Useable Open Space)
Minimum Common Open Space	50 sq. ft./du	50 sq. ft./du	50 sq. ft./du	See Note 6 See Section 19.120.070(K) (Residential Useable Open Space)

Notes, Exceptions and Special Provisions.

- Standard shall apply to newly created lots or parcels only.
- The minimum side yard setback in the MU-N Zone shall be 10 feet when adjacent to a residential zone. The minimum side yard setback in the MU-V and MU-U Zones shall be 15 feet when adjacent to a residential zone.
- The minimum rear yard setback for any mixed-use zone shall be 25 feet when adjacent to a residential zone. Where a development abuts an alley to the rear, the rear setback shall be measured from the centerline of the alley.
- Higher residential densities are permissible for projects in the MU-V and MU-U Zones that have the potential to serve as transit-oriented developments. Proposed projects within one-half of a mile of: (1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 dwelling units per acre in the MU-V Zone with a maximum total permissible FAR of 2.5 and up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0. This provision is permissible, not mandatory, and subject to discretion as part of the Site Plan Review process.

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5. Private useable open space shall have a minimum dimension on any side of five feet. Private useable open space can also be met through equivalent design features as approved by the Planning Commission.
 6. Common useable open space may be divided into more than one area; however, at least one area shall be a minimum of 625 square feet, with no dimension on any side of less than 25 feet.
 7. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.

8. For the purposes of this section, Mixed-Use Development shall incorporate a minimum amount of leasable retail, office or other commercial floor area as follows:

MU-N Zone 1,000 square feet or 10% of the gross floor area of the project, whichever is greater.

MU-V Zone 40% of the lineal frontage of the ground floor fronting on any arterial street.

MU-U Zone 80% of the lineal frontage of the ground floor fronting on any arterial street.

Where a Mixed-Use Development has frontage on more than one arterial street having different classifications according to the Circulation and Community Mobility Element of the General Plan, this requirement shall apply only to the arterial street with the higher classification.

B. *Parking requirements.*

1. Parking for uses in the mixed-use zones shall be provided as required in Chapter 19.580 (Parking and Loading).
2. Parking structures shall be architecturally integrated with the project design and their visual impact minimized through placement of buildings, use of screening materials, architectural treatment, artwork, landscaping, or other methods subject to the approval of the Approving Authority.
3. Parking between the public right-of-way and buildings shall be prohibited.
4. The perimeter of parking areas and driveways adjacent to streets and sidewalks shall be screened with an attractive low wall, berm, fence, landscaping, or similar methods subject to the approval of the Approving Authority.

C. *Special provisions for live/work units.*

1. *Floor area requirements.* The minimum floor area of a live/work unit shall be 750 square feet.
2. *Internal layout.* The residential component of the live/work unit shall be internally connected to the working space.
3. *Occupancy and employees.* At least one of the full-time employees of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary.
4. *Retail sales.* Retail space may be integrated with working space.
5. *Business Tax Certificate.* A business tax certificate shall be obtained in compliance with the Municipal Code, Title 5, for business activities conducted within the live/work unit.

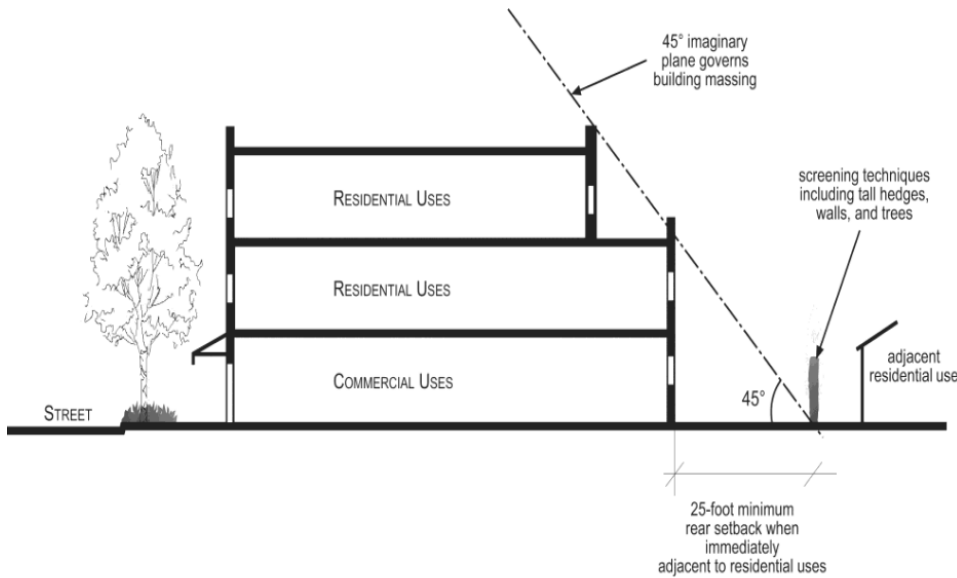
(Ord. 7592 § 3(Exh. C), 2022; Ord. 7573 § 1(Exh. A), 2021; Ord. 7487 § 11, 11-5-2019; Ord. 7413, § 1(Exh. A), 2-20-2018; Ord. 7331 § 6, 2016; Ord. 6966 § 1, 2007)

19.120.05070 Design standards and guidelines.

The purpose of this section is to facilitate high quality development within mixed-use zones with an emphasis on innovative project design, infill development, and reuse of existing structures. These standards address site planning and building design and are in addition to the development standards in Section 19.120.060 (Development Standards) of this chapter.

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- A. *Setbacks.*
1. The front setback area shall include landscaping and/or a hard-surface expansion of the public sidewalk.
 2. Along street frontages in the MU-U Zone, if any portion of the building is set back 15 feet or greater at the ground level, at least one of those setback areas shall include non-residential outdoor uses consisting of plazas, patio dining, displays, public art, or entry courts.
- B. *Building siting, orientation and entrances.*
1. Buildings shall be sited and oriented adjacent to the following, in order of priority:
 - a. Public right-of-way;
 - b. Primary internal streets and pedestrian walkways, not including drive aisles;
 - c. Common usable open space;
 - d. Secondary internal streets or drive aisles.
 2. *Building entrances.*
 - a. Primary building entrance(s) and commercial storefronts shall be oriented toward the following (listed in priority order):
 - (1) Public right-of-way;
 - (2) Primary internal streets and pedestrian walkways, not including drive aisles;
 - (3) Plazas or common usable open space;
 - (4) Secondary internal streets or drive aisles.
 - b. Pedestrian walkway connections to building entrances shall include special paving treatment, color or materials.
 - c. At least one of the following shall be used to demarcate primary building entrances: awnings, canopies, overhangs, recesses, porticos, and/or arcades.
- C. *Building step back.* Buildings shall provide a transition between urban and residential areas (Figure 19.120.070 C. - Building step back). Taller elements of the building shall increasingly step back from adjacent single-family residential zones. No portion of the building, excluding parapets, shall extend above an imaginary plane drawn at the property line that is adjacent to the RA-5, RC, RR, RE, and R-1 Zones, and extended at an angle of 45 degrees toward the center of the property.

Figure 19.120.0~~5070~~ C. Building step back



Setbacks and massing for buildings adjacent to residential uses.

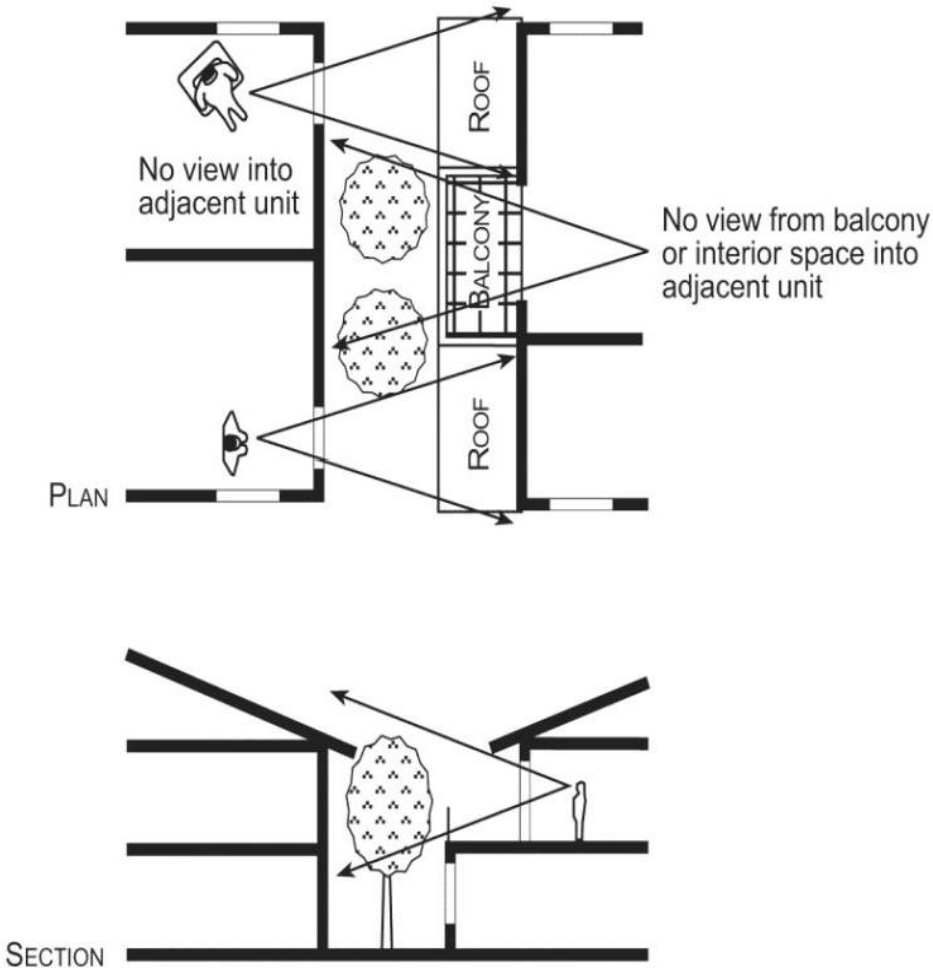
E. Building appearance.

1. The design of mixed-use development shall incorporate the following provisions:
 - a. All building elevations visible from the public right-of-way shall be modulated at least every 50 feet by changes in building mass, facade treatment, fenestration pattern, roof form or other architectural features.
 - b. Where residential and nonresidential uses are located within the same building, the nonresidential component shall be differentiated from residential component through changes in exterior finish material, floor height, glazing pattern, building wall plane, and/or horizontal projection.
 - c. A minimum of three exterior cladding or finish materials shall be used per building. Variation in color, texture or application method among the same material shall not be considered a different material.
 - d. Building facades shall be designed to define and articulate each vertical module of residential units, using at least two of the following:
 - (1) Providing a variation in the wall plane (projection or recess) a minimum of two feet in depth between the modules;
 - (2) Varying a minimum of two of the following architectural elements between modules: window recess depth, roof shape, window shape, stoop detail, and/or railing type;
 - (3) Providing porches and balconies;
 - e. Windows visible from the public right-of-way shall be recessed a minimum of four inches.

F. Privacy for residential units.

1. The windows of a residential unit shall not directly align with the windows of the unit of an adjacent building; but shall be offset by a minimum of ten feet from window edge to opposing window edge (Figure 19.120.070 E. - Privacy for Residential Unit(s)).
2. Patios, balconies or similar openings of a residential unit shall not directly align with that of the unit of an adjacent building; but shall be oriented or offset by a minimum of 15 feet from opening edge to opposing opening edge (Figure 19.120.070 E. - Privacy for Residential Units).

Figure 19.120.0~~5070~~ E. Privacy for Residential Units



Plant appropriate trees and offset windows and balconies (or patios) to maintain privacy between residential units.

G. *Vehicle circulation and access.*

1. On-site vehicular circulation serving non-residential uses shall be open and not obstructed by the use of fences and gates. Private residential parking areas may be secured and gated.

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2. Vehicular entrances, including private garages, carports and parking structure entrances, shall be oriented toward the following (listed in priority order):
 - a. Public alleys;
 - b. Secondary internal streets or drive aisles;
 - c. Primary internal streets;
 - d. Public streets (except private garages and carports shall not take direct access from a public street).
- H. *Pedestrian walkways.*
1. On-site pedestrian walkways shall be provided between adjacent uses within the project and align with walkways on neighboring properties where pedestrian connections exist.
 2. Pedestrian walkways shall connect residential and non-residential uses in the project, common open space, plazas and courtyards, parking areas and public sidewalks.
 3. Pedestrian walkways shall be clearly demarcated from vehicular circulation areas through the use of different surfacing materials if at the same finished elevation; or shall be a raised sidewalk separated by a curb with a minimum height of six inches; and shall be ADA compliant.
- I. *Fences and walls.* In addition to the standards and requirements of Chapter 19.550 (Fences, Walls, and Landscape Materials) the following standards shall apply:
1. Fences and/or walls located anywhere between the primary building and the public right-of-way shall not exceed the following:
 - a. Three feet in height for solid fences and walls;
 - b. Four feet in height for openwork or combination solid and openwork fences and walls 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;
 - c. Fences and/or walls that enclose common usable open space amenities such as swimming pools and playgrounds, and excluding passive landscape areas, shall have a maximum height of six feet and, if solid, shall match the exterior finish material and color of the primary building(s).
- J. Permitted materials for fences and/or walls shall include decorative masonry split face block, brick, natural stone, precast concrete panels, stucco, wrought iron, aluminum, wood, chemically treated or naturally resistant to decay.
- K. *Residential usable open space.*
1. Common and private usable open space shall be provided as set forth in Table 19.120.050 - Mixed-Use Development Standards.
 2. Common open space areas shall include the minimum number and type of amenities based on the project's size as set forth in 19.100.070 A. (Usable open space).
 3. Private useable open space shall be contiguous to the unit served.
 4. In the MU-V and MU-U Zones, private and common usable open space may be provided on the roofs of buildings and parking garages.

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- L. *Outdoor display and storage.* Commercial outdoor display and storage shall not be permitted except as specified in Chapters 19.500 (Outdoor Display of Incidental Plant Materials), 19.505 (Outdoor Display and Sales) and 19.510 (Outdoor Storage).
 - M. *Trash receptacles and enclosures.*
 - 1. The trash storage container areas for residential and non-residential uses shall be separate.
 - 2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.
 - N. *Mechanical equipment screening.* The provisions of Chapter 19.555 (Outdoor Equipment Screening) regarding required screening of mechanical equipment shall apply.

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

19.120.06080 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.
- 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. 7660, § 2, 3-12-2024; Ord. 7592 § 3(Exh. C), 2022; Ord. 7573 § 1(Exh. A), 2021; Ord. 7331 § 6, 2016; Ord. 6966 § 1, 2007)

19.120.07090 Other regulations applicable to Mixed-Use Zones.

In addition to the requirements contained in this chapter, regulations contained in the following titles of the Riverside Municipal Code and other chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.04: Taxes, Licenses and Regulations

Chapter 5.16: Close-Out Sales

Chapter 5.24: Dance Halls and Public Dances

Chapter 5.28: Poolrooms

Chapter 5.32: Transient Occupancy Tax

Chapter 5.38: Pedestrian Food Vendors

Chapter 5.49: Garage Sales

Chapter 5.52: Massage

Chapter 5.60: Bingo

Chapter 5.64: Motor Vehicle Fuel Price Posting

Chapter 5.49: Garage Sales

Title 6: Health and Sanitation

Chapter 6.08: Regulation of Food Establishments and Food Facilities

Chapter 6.09: Regulation of Food Handlers

Chapter 6.13: Exterior Structure Maintenance

Chapter 6.14: Landscape Maintenance

Chapter 6.15: Abatement of Public Nuisances

Chapter 6.16: Fly-Producing Conditions

Title 7: Noise Control

Title 8: Animals

Chapter 8.04: Animals

Chapter 8.10: Noisy Animals

Chapter 8.18: Commercial Kennels

Chapter 8.19: Pot-Bellied Pigs

Title 9: Peace, Safety and Morals

Chapter 9.07: Charge for Police Response to Loud or Large Parties

Chapter 9.09: Public Pay Telephone Regulations

Chapter 9.16: Litter and Littering

Chapter 9.42: Fortune telling and Occult Arts

Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Buildings and Construction

Title 17: Grading

Title 18: Subdivision

Title 20: Cultural Resources

(Ord. 7331 § 6, 2016; Ord. 6966 § 1, 2007)

Chapter 19.770 SITE PLAN REVIEW PERMIT

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19.770.050 Findings.

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

- A. The proposed development is consistent with the General Plan, any applicable specific plans and the intent and purpose of the base zone.
- B. The proposed development, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area.
- C. The proposed development is appropriate for the site and location. In mixed-use zones, the proposed development fosters a mixture and variety of land uses within the zone and the general vicinity and contributes to a synergistic relationship between uses.
- D. Buildings within a mixed-use development project must be compatible with each other and be designed as an integrated, unified project. All proposed development must meet the design standards and guidelines in Section 19.120.070 (Design Standards and Guidelines).

PART II - CODE OF ORDINANCES
 Title 19 - ZONING
 ARTICLE V - BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS
 Chapter 19.130 INDUSTRIAL ZONES (BMP, I, AI AND AIR)

Chapter 19.130 INDUSTRIAL ZONES (BMP, I, AI AND AIR)

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19.130.030 Development standards for Industrial Zones.

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B. Table 19.130.030.B (AI Industrial Zones Development Standards) sets forth the minimum development standards for all development in the AI Zones.

(Ord. 7609 § 1, 2022; Ord. 7331 §7, 2016; Ord. 6966 §1, 2007)

Table 19.130.030.A
 BMP, I and AIR Industrial Zones Development Standards

Development Standards	BMP	I	AIR	Notes, Exceptions & Special Provisions
Floor-Area-Ratio (FAR) - Maximum ^{1, 3}	1.50	0.60	0.60	See Chapter 19.149-Airport Land Use Compatibility
Lot Area - Minimum	40,000 sq. ft. ²	10,000 sq. ft.	8,000 sq. ft.	
Lot Width - Minimum	140 ft.	60 ft.	60 ft.	
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	
Building Height - Maximum ³	—	—	—	See Chapter 19.149-Airport Land Use Compatibility
a. Within 200 feet of a Residential Zone or use ^{6, 7}	35 ft.	35 ft.	35 ft.	
b. All other locations	45 ft.	45 ft.	45 ft.	
Building Size - Maximum	—	—	—	Gross floor area, exclusive of mezzanine. Multiple buildings allowed provided the maximum FAR is not exceeded.
a. Within 200 feet of a Residential Zone or use ^{6, 7}	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	
b. 200-800 feet of a Residential Zone or use ^{6, 7}	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.	
c. All other locations	Per FAR	Per FAR	Per FAR	

Front Yard Setback - Minimum ⁵	—	20 ft.	15 ft.	In the BMP Zone, 20-feet of the required 50-foot front yard setback shall be landscaped.
a. Buildings over 30 ft. in height or on an arterial street	50 or 40 ft. ⁴ (See Notes)	—	—	However, a 40-foot front yard setback shall be permitted if it is landscaped in its entirety.
b. Buildings 30 ft. or less in height and not on an arterial street	20 ft. (See Notes)	—	—	In the BMP zone, the 20-foot front yard setback required for buildings 30-feet or less in height shall be landscaped in its entirety.
Side Yard setbacks - Minimum	—	—	—	
a. Interior Side	0 ft.	0 ft.	0 ft.	
b. Adjacent to Residential Zone or use ^{6, 7}	60	60	60	Not less than 15 feet of the minimum side yard setback area directly adjacent to a Residential Zone or use shall be fully landscaped.
c. Street side	Same as Front Yard	20 ft.	15 ft.	Minimum 10 feet fully landscaped.
Rear Yard Setback - Minimum	—	—	—	
a. Rear yard	0 ft.	0 ft.	15 ft.	
b. Adjacent to Residential Zone or use ^{6, 7}	60 ft.	60 ft.	60 ft.	Not less than 15 feet of the minimum rear yard setback area directly adjacent to a Residential Zone or use shall be fully landscaped.
c. Adjacent to Streets	Same as Front Yard	20 ft.	20 ft.	Minimum 10 feet fully landscaped.

Notes:

1. The Approving or Appeal Authority may allow a development project to exceed a maximum FAR when findings can be made that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses.
2. Smaller minimum lot areas may be established by a specific plan or master plan in the BMP Zone. A master plan must include provisions for common access, parking and maintenance. A total master plan area of five acres is required. Site plan review approval by the Community & Economic Development Director or his/her designee is required for any master plan.
3. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
4. In the BMP Zone, off-street parking, gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than six feet in height shall be permitted in the rear 30 feet of the required 50-foot front yard setback.
5. A minimum front yard setback of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts or is adjacent to a lot or parcel in any residential zone or use.
6. Except where the site is separated from such residential zone or use by a freeway.
7. Measured from the residential zone or property line to the industrial building.

Table 19.130.030.B
AI Industrial Zones Development Standards

Development Standards	Zones			
	AI-1	AI-2	AI-3	AI-4
Floor Area Ratio (FAR) - Maximum ^{3,5}	1.50	1.50	1.50	1.50
Lot Area - Minimum ²	5 acres			
Major Arterial Frontage		40,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.
All other streets		20,000 sq. ft.	20,000 sq. ft.	14,000 sq. ft.
Lot Width - Minimum	300 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		140 ft.	140 ft.	140 ft.
20,000 sq. ft. Lot		100 ft.	100 ft.	
14,000 sq. ft. Lot				100 ft.
Building Height - Maximum ^{3,4}	45 ft.	45 ft.	45 ft.	45 ft.
Front Yard Setback - Minimum	50 ft. (front 20 ft. landscaped)			
40,000 sq. ft. Lot (Major Arterial Frontage)		50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)
20,000 sq. ft. Lot		20 ft. (all landscaped)	20 ft. (all landscaped)	
14,000 sq. ft. Lot				15 ft. (all landscaped)
Side Yard Setback - Minimum ¹	20 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		20 ft.	20 ft.	20 ft.
20,000 sq. ft. Lot		None	None	
14,000 sq. ft. Lot	20 ft.			None
Rear Yard Setback - Minimum ¹	20 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		20 ft.	20 ft.	20 ft.
20,000 sq. ft. Lot		None	None	
14,000 sq. ft. Lot				None

Notes:

1. The side or rear yard setback shall be the same as the required front yard setback wherever a side or rear yard abuts any lot zoned for residential use.
2. Smaller minimum lot areas may be established by a specific plan or airport master plan. A master plan must include provisions for common access, parking and maintenance. A total master plan area of five acres is required. Site plan approval by the Community & Economic Development Director or his/her designee is required for any master plan.
3. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
4. No building, structure or tree may penetrate the flight zone of an airport per the "imaginary surfaces" established by Federal Aviation Regulations FAR Part 77.25. ~~Any height variance will be subject to the approval of the Community & Economic Development Director or his/her designee and Airport Director.~~

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5. The Approving or Appeal Authority may allow a development project to exceed a maximum FAR when findings can be made that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses.

(Ord. 7609 § 2(Exh. A), 2022; Ord. 7541, §§ 2(Exh. A), 3(Exh. B), 2020; Ord. 7413, § 1(Exh. A), 2-20-2018)

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Chapter 19.780 PLANNED RESIDENTIAL DEVELOPMENT PERMITS

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19.780.050 Density and findings for single-family residential zones.

- E. *Density bonus for superior design.* A PRD project may qualify for a density bonus up to the maximum shown in Table 19.780.050.B, provided that it meets the standards of Section 19.780.050.A, and satisfies the following criteria beyond those in 19.780.050.A.
 - 1. All single-family residential zones, other than RA-5 and RC:
 - a. Except for Administrative PRD and Minor PRD projects, evidence that the project can be certified in LEED, National Green Building Standard, or an equivalent standard; and
 - b. Except for Small Lot PRD projects, eEvidence shall be provided to document that the project includes a minimum of three of the following for Administrative PRDs, four of the following for Minor PRD, and five of the following for the PRD permit:
 - (1) Designate all streets, sidewalks and trails that are built as part of the project or serving the project directly as available for general public use and not gated. Gated areas and enclaves are NOT considered available for public use.
 - (2) Design the building orientation for solar design, including the following provisions:
 - a. The glazing area on the north- and south-facing walls of the building is at least 50 percent greater than the sum of the glazing area on the east- and west-facing walls.
 - b. The east-west axis of the building is within 15 degrees of due east-west.
 - c. The roof has a minimum of 450 square feet of south-facing area that is oriented appropriately for solar applications.
 - d. At least 90 percent of the glazing on the south-facing wall is completely shaded (using shading, overhangs, etc.) at noon on June 21 and unshaded at noon on December 21.
 - (3) Locate the project within a one-quarter mile of 11 basic community resources (Table 19.780.050.A), within a one-half mile of 14 basic community resources (Table 19.780.050.A) and within a one-half mile of a major transit stop, as defined in California Public Resource Code Section 21064.3.

Table 19.780.050 A Basic Community Resources
Arts and entertainment center
Bank
Community or civic center
Convenience store
Daycare center
Fire station
Fitness center or gym
Laundry or dry cleaner
Library
Medical or dental office
Pharmacy
Police station
Post office
Place of worship
Restaurant
School
Supermarket
Other neighborhood-serving retail
Other office building or major employment center
Note: Up to two of each type of community resource may be counted. For example, two restaurants within one-quarter mile may be counted as two community resources; four restaurants also count as two.

- (4) Locate trees or other plantings to provide shading for at least 50 percent of sidewalks, patios and driveways. Shading should be calculated for noon on June 21, when the sun is directly overhead, based on five year's growth.
- (5) Install light-colored high-albedo materials or vegetation for at least 50 percent of sidewalks, patios and driveways.
 - a. Acceptable strategies include the following:
 - i. White concrete;
 - ii. Gray concrete;
 - iii. Open pavers (counting only the vegetation, not pavers); and
 - iv. Any material with a solar reflectance index (SRI) of a least 29.
- (6) Design the lot such that at least 70 percent of the built environment, not including area under roof, is permeable and designed to capture water runoff for infiltration on-site. Area that can be counted toward the minimum includes the following:
 - a. Vegetative landscape (e.g., grasses, trees, shrubs, etc.).
 - b. Permeable paving, installed by an experienced professional. Permeable paving must include porous above-ground materials (e.g., open pavers, engineered products) and a six-inch porous sub-base, and the base layer must be designed to ensure proper drainage away from the home.

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- c. Impermeable surfaces that are designed to direct all runoff toward an appropriate permanent infiltration feature (e.g., vegetated swale, on-site rain garden, or rainwater cistern).
- (7) Design and install one of the following permanent erosion control measures:
 - a. If portions of the lot are located on a steep slope, reduce long-term runoff effects through use of terracing and retaining walls.
 - b. For every 500 feet of disturbed lot area (including the area under the roof), one tree, four 5-gallon shrubs, or 50 square feet of native groundcover shall be planted.
 - (8) Design and install one or more of the following runoff control measures:
 - a. Install permanent stormwater controls in the form of vegetated swales, on-site rain garden, dry well, or rain-water cistern, or equivalent designed to manage runoff from the homes.
 - b. Install a vegetated roof to cover 50 percent or more of the roof area.
 - c. Have the site designed by a licensed or certified landscape design or engineering professional such that it is demonstrated that all water runoff for the home is managed through an on-site design element.
 - (9) Design and install a rainwater harvesting and storage system (including surface runoff and/or roof runoff) for landscape irrigation use. The storage system must be sized to hold all the water from a one-inch rainfall event (equivalent to 0.62 gallons per square foot of roof area used for capture), taking into consideration the size of the harvest system (i.e., 50 percent of total roof area).
 - (10) Design the plumbing with irrigation system water supplied with municipal recycled water.
 - (11) Construct the project to exceed Title 24 requirements by 20 percent or more.
2. In the RC Zone: To protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices, thus furthering the intent of Proposition R and Measure C and promoting clustering, all of the following are required:
- a. Require all designated open space areas to be managed and maintained under the stewardship of a recognized conservation group as approved by the Approving Authority, with an endowment to fund such stewardship entirely;
 - b. The project shall provide at least six of the items listed in Section 19.780.050.E.1.b above; and
 - c. The project shall provide evidence that unique natural features and steeper portions of the property are being preserved in open space, with lots clustered in the less steep portions of the site.

(Ord. 7683, § 21, 2024; Ord. 7481 § 2, 2019; Ord. 7331 §113, 2016; Ord. 7027 §5, 2009; Ord. 6966 §1, 2007)

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19.780.060 Development standards.

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

1. *Lot size.* In order to promote clustering, lots shall be a minimum of one-half acre in size and clustered in the less steep portions of the site. ~~Lot sizes not in compliance with the RC Zone standards will require a variance.~~
2. Lot coverage maximum lot coverage requirements to be determined by the Planning Commission on a case specific basis based, in part, on product type, characteristics of the property and surrounding uses.
3. *Height.* Same as RC Zone (See Section 19.100.040, Residential Development Standards).
4. *Setbacks.* Same as RC Zone (See Section 19.100.040, Residential Development Standards).
5. *Common natural open space and clustering.* Section 19.780.050 A (Benchmark Density) sets forth the criteria for a PRD to qualify for the benchmark density in the RC Zone, including provision of valuable natural open space and wildlife habitat and a site plan layout sensitive to the natural topography, both for wildlife habitat and resource conservation as well as visual aesthetic purposes. There is no minimum standard, although each development is encouraged to set aside a substantial portion of the site toward natural open space.
6. *Parking.* A minimum of two fully enclosed (garage) spaces are required per dwelling unit.

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Chapter 19.150 BASE ZONES PERMITTED LAND USES

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19.150.020 Permitted land uses.

Table 19.150.020 A. (Permitted Uses Table), Table 19.150.020 B. (Incidental Uses Table) and Table 19.150.020 C. (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted land uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use Permit), or conditional use permit (Chapter 19.760 - Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A. also identifies those uses that are specifically prohibited. Uses not listed in tables 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 permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.

Chapter 19.149 - Airport Land Use Compatibility includes additional Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable Airport Land Use Compatibility Plan.

(Ord. 7630 § 3, 2023; Ord. 7573 § 1(Exh. A), 2021; Ord. 7552 §6, 2021; Ord. 7431, § 1(Exh. A), 2-20-2018; Ord. 7331 §12, 2016; Ord. 7273 §1, 2015; Ord. 7222 § 3, 2013; Ord. 7110 §§2, 3, 4, 2011; Ord. 7109 §§4, 5, 2010; Ord. 7072 §1, 2010; Ord. 7064 §9, 2010; Ord. 6966 §1, 2007)

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	
Pawn Shop/Gold Buying	X	X	X	X	X	X	X	X		MC	MC	X			X	X	X	X	X	X	X	
Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, Tattoo & Body Piercing Parlors, Etc.).	X	X	X	X	X	X	X	P		P	P	P			X	X	X	X	X	X	P	
Planned Residential Development	PRD	X	PRD	PRD	PRD	X	X	X	X	X	X	X			X	X	X	X	X	X	X	
Minor Planned Residential Development	X	X	PRD	PRD	PRD	PRD	PRD	X	X	X	X	X			X	X	X	X	X	X	X	
Administrative Planned Residential Development	X	X	PRD	PRD	PRD	PRD	PRD	X	X	X	X	X			X	X	X	X	X	X	X	
Small Lot Subdivision Planned Residential Development	X	X	X	X	X	PRD	X	X	X	X	X	X			X	X	X	X	X	X	X	

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (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.

*** = Refer to Chapter 19.149 - Airport Land Use Compatibility and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.

C = Subject to the granting of a conditional use permit
 MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730 P = Permitted (CUP), Chapter 19.760

PRD = Planned Residential Development Permit, Chapter 19.780

SP = Site Plan Review Permit, Chapter 19.770

sq. ft. = Square Feet

RCP = Recycling Center Permit, Chapter 19.870

X = Prohibited

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.

(Ord. 7683, § 9(Exh. F), 2024; Ord. 7660, § 1(Exh. A), 2024; Ord. 7652 § 3(Exh. B), 2023; Ord. 7630 § 4(Exh. A), 2023; Ord. 7592 § 4(Exh. D), 2022; Ord. 7587, § 2(Exh. A), 2021; Ord. 7573 § 1(Exh. A), 2021; Ord. 7552 § 7(Exh. C), 2021; Ord. 7541, § 6(Exh. C), 2020; Ord. 7528 § 1(Exh. A), 2020; Ord. 7520 § 1(Exh. A); Ord. 7505 § 1(Exh. A), 2020; Ord. 7487 § 13(Exh. D), 11-5-2019; Ord. 7462, § 2(Exh. A), 2019; Ord. 7431 § 3(Exh. A), 2018)

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Chapter 19.910 DEFINITIONS

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19.910.020 "A" Definitions

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

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

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19.910.050 "D" Definitions

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

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19.910.170 "P" Definitions.

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

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PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE VI - OVERLAY ZONES
Chapter 19.180 BUILDING SETBACK OVERLAY ZONE (X)

Chapter 19.180 BUILDING SETBACK OVERLAY ZONE (X)

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~~**19.180.040 Setback variances permitted.**~~

~~In lieu of filing a rezoning case to change the Building Setback Overlay Zone variances may be granted as prescribed by this title when exceptional circumstances warrant an encroachment into the Setback Overlay Zone. (Ord. 7331 §14, 2016; Ord. 6966 §1, 2007)~~

Chapter 19.200 BUILDING STORIES OVERLAY ZONE (S)

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~~19.200.040 Stories variances prohibited.~~

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

~~(Ord. 7331 §17, 2016; Ord. 6966 §1, 2007)~~

Chapter 19.265 BAIL BONDS ESTABLISHMENTS

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19.265.030 Site location, operation and development standards.

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

A. *Site location standards.*

1. The business shall not be located within 600 feet of a public or private school (kindergarten through twelfth grade), assemblies of people—non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, assemblies of people—non-entertainment or park site.
2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential zoned property.
3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, or emergency shelter, or businesses licensed by the State of California for off- or on-sale of alcoholic beverages as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing parolee/probationer home, emergency shelter or off- or on-~~salesite~~ alcoholic beverage ~~sales~~ business.
4. The business shall be in a location that is fully visible from a public street with an unobstructed view from the public street for public safety.

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Chapter 19.280 CHECK CASHING ESTABLISHMENTS

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19.280.030 Site location, operation and development standards.

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

A. *Site location standards.*

1. The business shall not be located within 600 feet of a public or private school (kindergarten through twelfth grade), assemblies of people—non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, assemblies of people—non-entertainment or park site.
2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential zoned property.
3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, emergency shelter, or businesses licensed by the State of California for off- or on-sale of alcoholic beverages as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-~~salesite~~ or on-~~salesite~~ alcoholic beverage ~~sales~~ business.
4. The business shall be in a location that is fully visible from a public street with an unobstructed view from the public street for public safety.

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PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE VII. - SPECIFIC LAND USE PROVISIONS
Chapter 19.315 GROUP HOUSING—~~SEVEN~~^{SIX} OR MORE OCCUPANTS

Chapter 19.315 GROUP HOUSING—~~SEVEN~~^{SIX} OR MORE OCCUPANTS

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Chapter 19.330 HOTEL/MOTEL, LONG-TERM STAY

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19.330.04030 Modifications.

Modifications to the above site location, operation and development standards may be considered in conjunction with the required Conditional Use Permit.

(Ord. 7331 §44, 2016)

Chapter 19.350 PAROLEE/PROBATIONER HOME

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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.

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Chapter 19.442 ACCESSORY DWELLING UNITS (ADU)¹

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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.

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B. *Location.*

1. An ADU, MADU or JADU shall be located on the same lot as the proposed or existing primary dwelling.
2. A MADU shall not be located between the primary dwelling and the street within any front or street side yard.
3. An ADU may be either attached, located within the proposed or existing primary dwelling, or detached from the proposed or existing primary dwelling.
4. If attached, an ADU or JADU must have independent exterior access separate from the proposed or existing primary dwelling.
5. A JADU shall be constructed and located within the walls of the proposed or existing primary dwelling and include:
 - a. Cooking facilities with appliances, a food preparation counter, refrigeration facilities and storage cabinets that are of reasonable size in relation to the size of the JADU.
 - b. Separate sanitation facilities or shared sanitation facilities with the existing or proposed structure.

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D. *Unit Size.*

1. Attached ADUs.

¹Editor's note(s)—Ord. 7592 § 6(Exh. F), adopted in July 5, 2022, changed the title of Chapter 19.442 from "Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)" to "Accessory Dwelling Units (ADU)."

- a. The total floor space of an attached ADU, including conversion of existing floor area, shall not exceed 50 percent of the existing or proposed 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 1208.4 of the California Building Code.

E. *Number of Units.*

- 1. Single-family.
 - a. The number of dwellings permitted on a lot developed with an existing or proposed single-family residence, ~~or proposed to be developed with a single family residence~~, shall be limited to the primary dwelling, one attached ADU, one detached ADU or MADU, and one JADU.
 - b. The number of dwellings permitted on a lot developed pursuant to California Government Code §§ 65852.21 and 66441.7, including ADUs, JADUs and MADUs, shall be as set forth in Chapter 19.443 (Two-Unit Developments).
- 2. Multi-family.
 - a. Conversion of Existing of Existing Structures.
 - i. At least one ADU, but no more than 25 percent of the existing number of multi-family dwellings, shall be permitted within existing structures on lots with multi-family dwelling structures.
 - ii. ~~Conversions may include ADUs can include conversion of~~ storage rooms, boiler rooms, passageways, attics, basements or garages provided the ADU complies with building standards for dwellings.
 - b. Construction of New Structures.
 - i. No more than two new detached ADUs shall be permitted on a lot that has an existing or proposed multi-family dwelling.
 - ii. No more than eight new detached ADUs shall be permitted on a lot that has an existing multi-family dwelling, not to exceed the number of existing units on the lot.
 - c. MADUs ~~are~~ are not permitted.

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K. *Impact Fees.*

1. For ADUs under 750 square feet, no City impact fees shall apply.
2. For ADUs ~~750 square feet and over~~ ~~over 750 square feet~~, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling unit.

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(Ord. No. 7660, § 10, 3-12-2024; Ord. 7592, § 5(Exh. F), 2022; Ord. 7528 § 1(Exh. A), 2020; Ord. 7520 § 1(Exh. A), 2020; Ord. 7457 § 1(Exh. A), 2019; Ord. 7408 § 1, 2018)

Chapter 19.445 AGRICULTURAL FIELD OFFICE

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19.445.030 Site location, operation and development standards.

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

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

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

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

D. The building shall comply with the setback standards established for accessory structures in Chapter 19.440 (Accessory Buildings and Structures) of the Zoning Code. Ord. 6966 § 1, 2007)

~~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 five poultry shall be permitted at any time.~~

~~b. A coop, shelter or other permanent structure shall be provided a minimum of ten 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.~~

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

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

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

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

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

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- d. ~~Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a Minor Conditional Use Permit.~~
 - e. ~~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.~~
 - f. ~~For lots greater than 20,000 square feet, the keeping of no more than seven crowing roosters is permitted. The roosters shall be housed from sunset to sunrise in an acoustical structure at least 100 feet from any neighboring residence.~~
- ~~2. *Equine, bovine and ovine species.*~~
- a. ~~A minimum lot size of 20,000 square feet of net area is required.~~
 - b. ~~Not more than a total of two individuals of equine, bovine, or ovine species, regardless of combination, are 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.~~
 - c. ~~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).~~
- ~~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 duty 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 any porcine species.~~
 - c. ~~Not more than two individuals of porcine species shall be 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).~~
- ~~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.*~~

~~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 half acre of net lot area in excess of one acre.~~

~~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.~~

~~E. 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. No. 7660, § 11, 3-12-2024; Ord. 7331 §69, 2016; Ord. 6966 §1, 2007)~~

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Chapter 19.450 ALCOHOL SALES

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19.450.030 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 establishments selling alcohol, unless otherwise specified here.

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

1. The business shall not be located within 600 feet of a public or private school (pre-school through twelfth grade), assemblies of people—non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, assemblies of people—non-entertainment or park site.
2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential zoned property.
3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, emergency shelter, supportive housing, transitional housing and transitional housing development or businesses licensed by the State of California for off-sale general alcoholic beverage sales with less than 15,000 square feet of gross floor area or which sells alcoholic beverages as its principal business as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-~~salesite~~ alcoholic beverage sales business.
4. No sale of alcoholic beverages shall be made from a drive-thru lane or drive-thru window.
5. The business shall be in a location that is fully visible from a public street with an unobstructed view from the public street for public safety.
6. The business shall have lighting to provide illumination for security and safety of parking and access areas. On-site lighting plans shall be submitted for review and approval.
7. The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises in accordance with Section 9.05.020 of the Municipal Code.
8. The management at each location of off-sale of alcoholic beverages pursuant to this section shall be responsible for educating the public regarding drunk driving laws and the related penalties for breaking those laws. (This includes minimum age law, open container law and driving while intoxicated law.) This can be accomplished by posting prominent signs, decals or brochures at the point of purchase and providing adequate training for employees.

B. *Florist shop with incidental off-~~salesite~~ sale of wine.*

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1. The sale of wine shall be clearly incidental to a florist shop business, and shall not exceed five percent of the annual gross sales revenue of the florist business.
 2. The sale of wine shall be limited to gift or floral arrangements. Individual containers of wine not packaged as part of such arrangements may not be sold.
 3. No beer or distilled spirits may be sold.
 4. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, emergency shelter, supportive housing or transitional housing and transitional housing development as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-~~salesite~~ alcoholic beverage sales business.

C. *On-sale of all alcoholic beverages.*

1. The business shall not be located within 600 feet of a hospital, public or private school (pre-school through twelfth grade), assemblies of people—non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the hospital, school, assemblies of people—non-entertainment or park site, except in the Downtown Arts and Entertainment District, as defined in Article X (Definitions), where the 600 foot distance restriction does not apply. However, in said Downtown Arts and Entertainment District, the Zoning Administrator shall consider distances from the above listed uses for the purpose of achieving compatibility of the business with neighboring uses as part of the review process.
2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential property. This provision shall not be mandatory with regard to residential uses that are a part of a mixed use zone or mixed use project approved under a conditional use permit.
3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, emergency shelter, supportive housing or transitional housing and transitional housing development as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing parolee/probationer home, emergency shelter, supportive housing or transitional housing and transitional housing development.
4. Lighting, as certified by a qualified lighting engineer, shall be provided at a level no less than one foot candle of lighting throughout private parking lots and access areas serving the business.
5. The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises in accordance with Section 9.05.020 of the Municipal Code.
6. Soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or building lease space.

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~~19.450.050 Variances.~~

- ~~A. — Variances may be granted from the provisions of Section 19.450.030 (A and C) above based upon careful review of unique circumstances that may apply to a particular use. Any such variance request shall increase the property notification requirement from a 300-foot radius to a 1,000-foot radius from the subject property.~~
- ~~B. — No variances from the provisions of Section 19.450.030.B above are permitted.~~
- ~~C. — Variances may be granted from the provisions of Section 19.450.030.D (11—14) above based upon careful review of unique circumstances that may apply to a particular use. Any such variance request for provisions of Section 19.450.030.D (11—14) above shall increase the property notification requirement from a 300-foot radius to a 1,000-foot radius from the subject property. No variances from the provisions of Section 19.450.030.D (6—10) above are permitted.~~

~~(Ord. 7331 §70, 2016; Ord. 6966 §1, 2007)~~

Chapter 19.455 ANIMAL KEEPING

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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, R, and R-1~~ Zones.*

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

- ~~a. A minimum lot size of 20,000 square feet of net area is required for the noncommercial keeping of any poultry or rabbits.~~
- ~~b. 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.~~
- ~~c. 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.~~
- ~~d. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a Minor Conditional Use Permit.~~
- ~~e. 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.~~
- ~~f. The keeping of not more than seven crowing roosters are permitted on any lot of 20,000 square feet or greater in area, 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.~~

~~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 of any combination of equine, bovine, or ovine species shall be kept on any lot with an area of 20,000 net square feet. However, one additional animal may be kept for each 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 residence, excluding the residence on the lot where the animals are kept.~~

~~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 porcine species shall be kept on any lot with an area of 20,000 net square feet. However, one additional animal may be kept for each 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 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~~

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.

C. Non-domestic animal keeping in the RRA-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~~

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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.~~

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

a. All animals shall be enclosed with a coup, 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.

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

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

e. 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.

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

2. Equine, bovine and ovine species.

a. A minimum lot size of 20,000 square feet ~~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 2 individuals of two of any combination of equine, bovine, or ovine species, regardless of combination, are permitted. ~~shall be kept on any lot with an area of one acre.~~ However, 1 ~~one~~ additional animal may be kept for each additional 10,000 square feet ~~¼ acre~~ of net lot area in excess of ~~20,000 square feet one acre.~~

c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least ~~60~~ 100 feet from any neighboring residence, ~~including 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. Dairies, feeding lots and similar uses may be permitted subject to the granting of a Conditional Use Permit.~~

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 duty-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 any porcine species.

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~~c. Not more than 2 individuals of porcine species shall be 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).~~

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.~~

~~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, 4 months~~

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

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- 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 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.~~

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

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

~~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.~~

E. 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. 15 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 CITY ATTORNEY'S OFFICE 3750 UNIVERSITY AVE., STE. 250 RIVERSIDE, CA 92501 (951) 826-5567~~

~~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.~~

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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.

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

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Chapter 19.485 HOME OCCUPATIONS

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19.485.030 Permitted home occupations.

Only the following business activities are permitted as home occupations.

- A. Telecommuting, as defined by Article X (Definitions).
- B. Business, professional and sales offices, excluding medical, dental and similar uses that involve regular patient visits to the site, provided that no retail sales transactions are made on the premises and that no customers or clients visit the site, except as specifically allowed by this section. Typical examples of such general business office activities include research; report writing; bookkeeping; telecommunication with clients and employees; and the sending and receiving of mail, telephone calls, electronic facsimile communications and electronic communications by electronic or similar means.
- C. Instruction in academia, music, voice, art, dance or similar activities with no more than one pupil receiving instruction at any given time.
- D. Activities associated with the work of artists, sculptors, authors and composers.
- ~~E. Activities associated with the work of dressmakers, seamstresses and tailors.~~
- E. Some personal services, limited to activities associated with the work of dressmakers, seamstresses, and tailors; hair stylists; estheticians; pet groomers; and similar uses.
- F. Home crafts, such as model making, rug weaving, quilting and needlework, lapidary work and wood working, limited to the uses of tools and equipment commonly available for personal residential use, but specifically excluding cabinet making.
- G. Home catering and food preparation businesses, subject to the approval of the Riverside County Health Department.
- H. Small electronics repair, limited to items such as personal computers and electronic recorders with a maximum weight of 40 pounds per item.
- I. Home-based direct sales distributions businesses in which sales, merchandise distribution and product demonstrations are primarily conducted either off-site or by telephone, mail or other electronic communication.

(Ord. 7331 §76, 2016; Ord. 6966 §1, 2007)

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Chapter 19.545 DENSITY BONUS¹

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19.545.040 Residential development project—Eligibility.

- A. *Eligible.* The City shall grant a density bonus when a residential development project meets at least one of the following criteria:
1. Five percent of the total units are designated for very low-income households.
 2. Ten percent of the total units are designated for low-income households.
 3. One hundred percent of the units, exclusive of a manager's unit, are designated for very low-, low-, and moderate-income households, with no more than 20 percent of the total units designated for moderate-income households.
 4. Ten percent of the total units are designated for transitional foster youth, disabled veterans, or homeless persons with rents provided at the same affordability level as very low-income units.
 5. Twenty percent of the total units are designated for lower income students [as defined by Section 65915 of the CA Gov Code](#), ~~in housing dedicated for full-time students at accredited colleges.~~
 6. Any senior citizen residential development project as defined in Civil Code Sections 51.3 and 51.12, [including residential care facilities for the elderly \(RCFEs\)](#) that has at least 35 dwelling units or a mobile home park that limits residency based on age requirements for housing older persons in compliance with Civil Code Sections 798.76 or 799.5.
 7. Any for-sale project with ten percent of the total units designated for moderate-income households, provided that all units in the development are offered to the public for purchase.
 8. A condominium conversion project where:
 - a. Thirty-three percent of the units converted are for low- or moderate-income households; or
 - b. Fifteen percent of the units converted are for very low- or extremely low-income households.
 9. The applicant donates at least one acre of land to the City for very low-income units, and the land has the appropriate General Plan designation, Zoning, permits and approvals, and access to public facilities needed for such housing.

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¹Editor's note(s)—Ord. No. 7609, § 4, adopted October 25, 2022, repealed and reenacted Chapter 19.545 in its entirety to read as herein set out. Formerly, Chapter 19.545, §§ 19.545.010—19.545.130 pertained to similar subject matter, and derived from Ord. No. 6966, § 1, adopted in 2007; Ord. No. 7235, § 9, adopted in 2013; Ord. No. 7331, § 87, adopted in 2016; Ord. No. 7408, § 1, adopted in 2018, and Ord. No. 7573 § 1(Exh. A), adopted in 2021.

19.545.050 Permitted density bonus.

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

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- C. *Bonus for other housing categories.* A residential development project that complies with the eligibility requirements of Section 19.545.040 shall be entitled to density bonus as follows:
 - 1. Units for transitional foster youth, disabled veterans, homeless persons, or seniors: 20 percent density bonus.
 - 2. Units for lower-income students: ~~up to 50% density bonus varies based on percentage of low-income units in the development, up to 50%. 35 percent density bonus.~~
 - a. Units for lower-income students shall be defined as one rental bed and its pro rata share of associated common area facilities.
 - b. Units for lower-income students shall meet all of the following requirements:
 - i. All units will be used exclusively for ~~full-time~~ undergraduate, graduate, or professional students ~~enrolled currently or in the past 6 months in at least 6 units~~ at an ~~institution~~ institution of higher learning accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges.
 - ii. As a condition of receiving a certificate of occupancy, the developer/applicant shall enter into an operating agreement or master lease with one or more institutions of higher education for students from that institution(s) to occupy all units of the student residential development project.
 - iii. The development shall provide priority for the applicable affordable units for lower-income students experiencing homelessness that may be verified by an institution of higher education that has knowledge of a person's homeless status or a homeless service provider, as defined in paragraph (3) of subdivision (e) of Section 103577 of the Health and Safety Code.
 - iv. Rent for the affordable units for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.
 - v. —Rental beds reserved for lower-income students shall not be tied to any specific bedrooms.
 - 3. Twenty-five percent density bonus for condominium conversion, subject to the requirements of California Government Code Section 65915.5.

19.545.060 Concessions and incentives.

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

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) 23% Lower Income Student	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.	

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D. *Parking incentives.*

1. A request for reduced parking pursuant to this section shall not count as concession or incentive.
2. The applicant may request further parking reductions as a concession or incentive.
3. Notwithstanding the requirements below, the applicant may provide additional parking in excess of the minimum required parking identified in this section.
4. *Parking ratios.* Upon the request of the applicant of a residential development project that satisfies the requirements of Section 19.545.040, the following onsite parking ratios shall apply:
 - a. Zero to one bedroom: one parking space per unit;
 - b. Two to three bedrooms: one and one-half parking spaces per unit; and
 - c. Four or more bedrooms: two and one-half parking spaces per unit.
5. *Within one-half-mile of a major transit stop.* If a 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, then upon request of the applicant, parking ratios shall be further reduced as follows:

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- a. Development includes at least 11 percent very low-income units or at least 20 percent low-income units: 0.5 spaces per unit.
 - b. Development includes at least 40 percent moderate-income for-sale units: 0.5 spaces per bedroom.
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
 - b. The development is for individuals who are 62 years of age or older 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; 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.](#)
7. If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number.
8. A residential development project may provide onsite parking through tandem parking or uncovered parking, but not through on-street parking.
9. Notwithstanding the above, the City may impose higher minimum parking requirements pursuant to California Government Code §65915(p)(8).

(Ord. 7609 § 4(Exh. B), 2022)

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Chapter 19.550 FENCES, WALLS AND LANDSCAPE MATERIALS

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19.550.020 ~~Prohibited Materials~~ Modifications.

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

(Ord. 7652 § 9, 2023; Ord. 7331 §88, 2016; Ord. 6966 §1, 2007)

Editor's note(s)—Ord. No. 7652, § 9, adopted November 7, 2023, changed the title of Section 19.550.020 from "Prohibited materials" to "Modifications." The historical notation has been preserved for reference purposes.

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:

~~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.~~

~~H.~~ Required permitting.

- ~~1. All monitored electrified security fence systems shall require an alarm user's permit pursuant to Chapter 5.58.~~
- ~~2. All monitored electrified security fence systems that abut a residential property or are located within 300 feet of an existing public park, childcare facility, recreation center, community center, or school facility shall require a building permit and minor conditional use permit.~~
- ~~2. All monitored electrified security fence systems shall require an alarm user's permit pursuant to Chapter 5.58.~~

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

(Ord. No. 7660, § 13, 3-12-2024; Ord. 7617 § 2(Exh. B), 2022)

19.550.030 Height and location provisions.

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

A. *Front yards.*

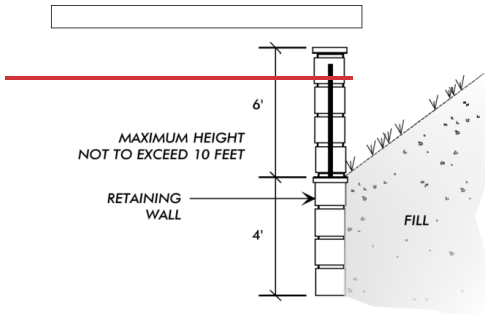
1. In the RA-5, RC, RR and RE Zones, any fence or wall in the required front yard setback may be up to six feet in height, provided that the openwork portion of the fence or wall above a height of three feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above three feet.
2. In all other zones, front yard fences or walls shall not exceed four 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. ~~Height~~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.
 - 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.

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19.550.030.B.2
Height of Retaining Walls

2. In side and rear yard areas, 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. the height of fences or walls may be increased in height by up to a maximum of six feet by retaining wall portions (if retaining wall is not exposed to public view) or three feet (if retaining wall is exposed to public view).
3. The fencing around tennis courts along rear and interior side yards shall not exceed 12 feet in height and must be partially open above six feet in height subject to approval of the Community & Economic Development Director or his/her designee.

19.550.040 Fences, walls and hedges not in compliance.

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

(Ord. 7331 §88, 2016; Ord. 6966 §1, 2007)

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Chapter 19.555 OUTDOOR EQUIPMENT SCREENING

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19.555.020 Design and development standards.

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C. *Ground-mounted utility equipment.*

1. Ground-mounted utility equipment such as, but not limited to, cable television boxes, electric power transformers and distribution facilities, water pumps, and telecommunications facilities (not including pole-mounted equipment) shall be located at the rear of the primary structure and away from public view if feasible.
2. If not feasible, equipment shall be screened from view on all sides with solid masonry walls or similar permanent structures and/or mature landscaping, color blending to match surroundings, or artwork. ~~solid masonry walls or similar permanent structures.~~
 - a. ~~Any~~Such masonry walls or structures shall be of a neutral color.
 - b. Screening with ~~wood~~, chain-link, or similar fencing materials shall not be permitted.
3. Electric and other metering equipment and panels shall be painted to match adjacent building and wall surfaces.
4. Where design review is required for the primary structure or use pursuant to Chapter 19.710 (Design Review) of this title, such review shall include review of required mechanical equipment screening for conformance with the provisions of this paragraph.

(Ord. 7331 §90, 2016; Ord. 6966 §1, 2007)

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Chapter 19.556 OUTDOOR LIGHTING¹

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19.556.080 Design and development standards.

- A. All outdoor lighting shall be designed and implemented to mitigate light trespass onto adjacent properties and comply with the following:
1. The correlated color temperature of all outdoor lighting shall be 3,000 Kelvin or less, with tolerance within the ANSI standard C78.377 of LED sources.
 2. Shall comply with the California Title 24 California Code of Regulations, Title 24, Parts 1, 2, 6 and 11.
 3. Shall comply with Table 19.556.080 A - Lighting Limits for Residential Including Multifamily Properties with Fewer than eight Units or Table 19.556.080 B - Lighting Limits for Nonresidential and Multifamily Residential Properties with eight Units or more.
 - a. Except that, the maximum mounting height of luminaires (above ~~finished~~~~adjacent~~ grade) shall not apply to fully recessed luminaires.
 - b. Except that, the maximum mounting height for buildings with exterior entrance doors shall be 12 feet above adjacent floor unless recessed into an adjacent ceiling, soffit or overhang.
 - c. Average illumination of a façade or edifice shall not exceed five footcandles (50 lux).
 4. Lighting shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing, except as may be specifically allowed herein.

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

¹Editor's note(s)—Ord. No. 7447, § 1(Exh. A), adopted Nov. 27, 2018, repealed Ch. 19.556, §§ 19.556.010 and 19.556.020, and replaced in its entirety a new chapter 19.556, §§ 19.556.010—19.556.090, as set out herein. Former Ch. 19.556 pertained to lighting and derived from Ord. 6966 § 1, adopted in 2007.

Maximum mounting height of luminaires (above finished adjacent 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.

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 finished adjacent 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.

(Ord. 7447 § 1(Exh. A), 2018)

Chapter 19.580 PARKING AND LOADING

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19.580.140 Variances.

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

~~(Ord. 7573 § 1(Exh. A), 2021; Ord. 7487 § 17, 11-5-2019; Ord. 7331 §94, 2016; Ord. 6966 §1, 2007)~~

Chapter 19.620 GENERAL SIGN PROVISIONS

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19.620.070 General provisions for all sign types.

The following regulations apply to all signs in any zone:

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N. *Variances.*

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

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

3. ~~may not approve a variance~~ No variance that would allow a permanent structure sign to be used for the display of off-site commercial messages or general advertising for hire may be approved. ~~Except as otherwise provided for within this chapter, any variances from the standards set forth in this chapter shall be in accordance with Chapter 19.720 (Variance). In considering a variance, the City may not consider the graphic design or copy of the sign or display face.~~

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19.620.100 Procedures for sign review and approval.

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

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1. The Guidelines are intended to provide examples of techniques and approaches that applicants can use to meet the City's expectations for signs for nonresidential uses but are not intended to illustrate all approaches that may be appropriate on a specific site. Where any inconsistency between the requirements of this chapter or the Zoning Ordinance is perceived, the requirements of this chapter and the Zoning Ordinance shall prevail.
 2. The Community & Economic Development Director or his/her designee, Planning Commission, or Cultural Heritage Board may approve a deviation from the sign area and height standards of this chapter so long as the total sign area or total height for any individual type of sign does not exceed the sign area and height standards by more than ten percent.
 - a. ~~An applicant requesting modification under this section shall submit the required application and fee with the application for approval of a sign permit or sign program.~~ The request for modification shall be reviewed and decided in the same manner and at the same time as the approval of the associated sign permit, sign program or Certificate of Appropriateness.
 - b. In order to approve a modification as provided for in this section, the Approval Authority must make the following finding in addition to any other findings that this chapter requires for the association application:
 - i. The proposed modification is consistent with the purposes of this chapter;
 - ii. There are unique physical circumstances related to the shape, dimensions, or topography of the property on which the sign is located that make the modification necessary in order to ensure that the sign is visible from the adjacent right-of-way;
 - iii. The proposed modification will not be detrimental to the health, safety, and general welfare of the public or injurious to the environment or to the property or improvements in the surrounding area;
 - iv. The proposed modification is consistent with the design principles in Section 19.620.060.

(Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

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*Chapter 19.625 PRIVATE PARTY SIGNS ON CITY-OWNED PROPERTY AND THE
PUBLIC RIGHT-OF-WAY.*

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19.625.070 Pedestrian Mall sidewalk signs.

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

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C. Design criteria:

1. A pedestrian mall sidewalk sign may not exceed 12 square-feet in overall area, nor a maximum height or width of four feet. No more than 50 percent of the overall sign area may be used for changeable copy.
2. A pedestrian mall sidewalk sign must be constructed of quality materials, such as smooth particle board or medium density plywood, which are sturdy and designed for paint.
3. All visible surfaces of the sign shall be finished in a uniform or complimentary manner.
4. Lettering and graphics shall be of a professional quality. Borders, artistic enhancements, and graphics reflecting the nature of the related business are encouraged.
5. Balloons, banners, flags, lights, pinwheels, umbrellas, or other similar items, shall not be attached to, or made a part of, a pedestrian mall sidewalk sign.
6. The Community & Economic Development Director or his/her designee may refer the design of a pedestrian mall sidewalk sign to either the Cultural Heritage Board or the City Planning Commission for resolution of design related issues.
7. A pedestrian mall sidewalk sign must be weighted so as not to be easily knocked down or blown over. Maintenance of the sign and any damage or injury caused by the sign is the responsibility of the business owner.
8. A pedestrian mall sidewalk sign must be removed and placed indoors each day at the close of business.
9. A pedestrian mall sidewalk sign may not be displayed until the required sign permit, including proof of insurance, has been obtained. A pedestrian mall sidewalk sign permit is required to be renewed annually at the beginning of each calendar year.
10. Every permittee, at his/her sole cost and expense, and during the term of his/her permit or any renewal thereof, shall obtain and maintain liability insurance to the approval of the City's Risk Manager. Prior to the issuance of any permit, the applicant shall file and maintain with the

Community & Economic Development Director or his/her designee a valid current policy or sufficient certificate evidencing the policy of liability insurance, covering use of the pedestrian mall sidewalk sign. The policy shall contain an endorsement naming the City as additional insured, shall provide that the City Risk Manager will be given 30 days written notice prior to cancellation or material change, and shall be in such minimum limits as set by resolution of the City Council.

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

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

(Ord. 7331 §98, 2016; Ord. 6966 §1, 2007)

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Chapter 19.660 GENERAL APPLICATION PROCESSING PROCEDURES

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19.660.040 Submittal requirements.

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

1. Every application for a land use or development permit shall include a completed application form designated for the particular request.
2. Each application shall include particular maps, plans, and other data about the project development, project site and vicinity deemed necessary by the Community & Economic Development Department Director, or his/her designee, to provide the recommending and final Approving and Appeal Authorities with adequate information on which to base decisions.

B. *Administrative adjustment.*

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

- a. A maximum increase of 10% in the allowed sign area and height.
- b. A maximum decrease of 20% in required ~~the allowed setbacks~~, except in no case shall this provision permit a setback of fewer than 5 feet.
- c. A maximum decrease of 20% in the required distance between structures on the same site on multifamily lots.
- d. A maximum decrease of 10% in the required parcel dimensions (area, depth, and width).
- e. A maximum decrease of 5% or 1 space, whichever is greater, in the required parking spaces.
- f. A maximum decrease of 10% in required landscaped dimensions (area, depth, or width).
- g. Any other standards not addressed by these provisions may be permitted up to a 10% adjustment as determined by the Community and Economic Development Department Director.

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

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

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C. *Signature and fees required.*

1. Applications will not be accepted by the Planning Division without required signed application forms.

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2. Any owner or the owner's authorized representative may sign an application.
 3. The City Manager, or his/her designee, may sign an application for City-initiated projects.
 4. Fees shall be those established by City Council Resolution and published in the Schedule of Fees available from the Planning Division.

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

E.D. *Indemnification.*

1. With the submittal of any application, the owner and/or applicant agrees that upon approval of its application the owner and/or applicant shall defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action or proceeding against the City of Riverside, its agents, officers or employees, that attacks, set asides, voids, or annuls, any approval by the City concerning:
 - a. Any such approval of the City: and/or
 - b. An action taken to provide environmental clearance under the California Environmental Quality Act (CEQA) by its advisory agencies, appeal boards or City Council.
2. The owner and/or applicant shall execute an indemnification agreement in a form acceptable to the City Attorney.
3. In the event any claim, action or proceeding is brought, the City shall promptly notify the owner and/or applicant of the existence of the proceeding and the City will cooperate fully in the defense of the proceeding. Nothing in this section shall prohibit the City from participating in the defense of any proceeding.
4. In the event that the applicant is required to defend the City in connection with any proceeding described in this section, the City shall retain the right to approve:
 - a. The counsel to so defend the City;
 - b. All significant decisions concerning the manner in which defense is conducted; and
 - c. Any and all settlements, which approval shall not be unreasonably withheld.
5. The City shall also have the right not to participate in the defense, except that the City agrees to cooperate with the applicant in the defense of the proceeding. If the City chooses to have counsel of its own defend any proceeding where the applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City.

(Ord. 7552 §28, 2021; Ord. 7331 §102, 2016; Ord. 7235 §13, 2013; Ord. 6966 §1, 2007)

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Chapter 19.670 PUBLIC HEARINGS AND NOTICE REQUIREMENTS

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19.670.020 Notice requirements for administrative discretionary permits with no public hearing.

- A. *Minor Conditional Use Permit, ~~Minor Planned Residential Development Permit~~, Administrative Planned Residential Development Permit, and Variance.*
1. Public notice of the consideration of a proposed minor conditional use permit in all zones ~~or a minor planned residential development permit in single-family residential zones~~ shall be provided by the Community & Economic Development Department Director, or his/her designee, by mailing such notice to the property owners within 300 feet of the exterior boundaries of the property under consideration;
 2. Public notice of the consideration of a proposed variance in any zone or an administrative planned residential development permit in single-family residential zones shall be provided by the Community & Economic Development Department Director, or his/her designee, by mailing such notice to the property owners adjacent to the boundaries of the property under consideration. When the variance request is regarding a corner lot and will pertain to a rear or side yard setback, such notice shall be given to the owners of property directly across each street from the proposed side or rear yard encroachment as well as to the owners of abutting property.
 3. For mailing purposes, the last known name and address of such owners as are shown on the latest available equalized assessment roll of the County Assessor shall be used. Such notices shall identify the property under consideration and indicate the nature of the proposed permit.
 4. The public notice shall:
 - a. Be sent no later than 14 days after acceptance of a complete and accurate application;
 - b. Invite interested persons to notify, in writing, the Planning Division of any concerns, comments or to make a request to be further notified of actions relating to the proposed variance or minor conditional use permit during a 15-day comment and review period commencing with the date of the notice;
 - c. Specify that only those specifically requesting to be further notified of actions relating to the application will be so notified of decisions, appeals or requests for City Council review; and
 - d. Specify that, at the end of the 15-day comment and review period, the Community & Economic Development Department Director's or Development Review Committee's final report and recommendations will be issued, initiating a ten-day appeal period during which time any interested person may appeal to the decision the appropriate Appeal Authority.
 5. For variances in any residential zone where the applicant has obtained the written approval of the adjacent property owners, no public notices, comment period or appeal period is required.

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6. The Community & Economic Development Department Director's decision is final, except that the applicant may appeal the decision within ten days of the mailing of written notice of decision.
 7. Noticing distance requirements for individual uses may vary. Refer to Article VII, Specific Land Use Provisions.

B. *All other administrative, discretionary permits.*

No notice is required for other administrative, discretionary actions without a public hearing, unless specified.

(Ord. 7683, § 15, 2024; Ord. 7552 §33, 2021; Ord. 7487 §3, 11-5-2019; Ord. 7331 §103, 2016; Ord. 6966 §1, 2007)

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