



OMNIBUS ZONING CODE CLEAN UP

PR-2023-001793 (AMD) – ZONING TEXT AMENDMENT

Community & Economic Development Department

City Council
October 21, 2025

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PURPOSE



Align Zoning Code with California law



Implement City Council/Committee direction



Refine and improve permitting processes



Make minor adjustments, clarifications, & corrections



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AMENDMENT 1: HYDROGEN FUEL STATIONS

CODE SECTION	<ul style="list-style-type: none"> Chapter 19.150 – Base Zones Permitted Land Uses Chapter 19.410 – Vehicle Fuel Stations
CURRENT	<ul style="list-style-type: none"> All vehicle fueling stations are subject to the same development standards and permitting requirements The Zoning Code does not currently reflect SB 1418 (2024), which streamlines the permitting of hydrogen fuel stations
PROPOSED	<ul style="list-style-type: none"> Streamline permitting of certain hydrogen fuel stations per SB 1418 Add development and operation standards for hydrogen fuel stations Make other minor clarifications



Image Source: Fuel Cell & Hydrogen Energy Association



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AMENDMENT 2: FINDINGS OF PUBLIC CONVENIENCE OR NECESSITY (PCORN)

CODE SECTION	<ul style="list-style-type: none"> Chapter 19.450 – Alcohol Sales Chapter 19.650 – Approving and Appeal Authority
CURRENT	<ul style="list-style-type: none"> There are no codified findings of Public Convenience or Necessity (PCorN) for overconcentration of alcohol licenses in the Zoning Code The Zoning Code does not specify which decisionmakers make PCorN findings
PROPOSED	<ul style="list-style-type: none"> Codify findings Specify which decisionmakers are authorized to make PCorN findings



Image Source: iStock



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AMENDMENT 3: JUNK DEALERS/SCRAP METAL RECYCLERS

CODE SECTION	Chapter 19.150 – Base Zones Permitted Land Uses
CURRENT	Ordinance No. 7709 created an MCUP requirement for junk dealers/scrap metal recyclers, which are currently prohibited as a primary use
PROPOSED	Keep use prohibited as a <u>primary</u> use in those zones but permit with an MCUP as an <u>incidental</u> use in the General Industrial (I) Zone



Image Source: Adobe Stock



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AMENDMENT 4: NEIGHBORHOOD COMMERCIAL OVERLAY STREAMLINING

CODE SECTION	Chapter 19.150 – Base Zones Permitted Land Uses
CURRENT	Certain uses under the Neighborhood Commercial (NC) Overlay may be too restricted; streamlining recommended
PROPOSED	Reduce the level of entitlement needed for select uses under the NC Overlay.



Hatching indicates properties with NC Overlay



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AMENDMENTS 5-7: ADDITIONAL STREAMLINING

CODE SECTION	Chapter 19.150 – Base Zones Permitted Land Uses
CURRENT	<ul style="list-style-type: none"> Day care and tutoring centers require levels of permitting that may limit their development “Astrology and Fortune-Telling (Occultist)” is considered outdated as a standalone use
PROPOSED	<ul style="list-style-type: none"> Reduce levels of permitting for day care and tutoring centers Fold “Astrology and Fortune-Telling (Occultist)” into the Office row of the Permitted Uses Table



Image Source: Brightwheel



Image Source: Shutterstock



Image Source: Adobe Stock

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AMENDMENT 8: MINOR PARKING LOT SALES

CODE SECTION	<ul style="list-style-type: none"> Chapter 19.150 – Base Zones Permitted Land Uses Chapter 19.740 – Temporary Use Permit
CURRENT	<ul style="list-style-type: none"> The Zoning Code requires all outdoor sales not in conjunction with a permanent land use to obtain a major temporary use permit (TUP). Major TUP fees and process are not appropriate for brief, single-vendor sales
PROPOSED	<p>Amend the Temporary Use Permit chapter to:</p> <ul style="list-style-type: none"> Define <u>minor parking lot sales</u> and clarify they would be exempt from TUPs Codify requirements for minor parking lot sales



Image Source: Orange County Register

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AMENDMENT 9: ACCESSORY STRUCTURES

CODE SECTION	Chapter 19.440 – Accessory Buildings and Structures
CURRENT	Non-metal accessory structures on certain single-family zoned lots are exempt from the 750 square foot size limit if the lots are >1 acre; community feedback has encouraged lowering the threshold
PROPOSED	Lower the threshold of size limit exemption from >1 acre to $\geq 1/2$ acre



Image Source: Freemages



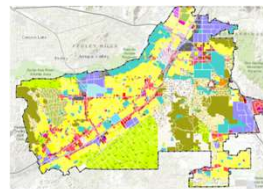
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AMENDMENTS 10-12: MINOR CORRECTIONS

CODE SECTION	Various chapters throughout the Riverside Municipal Code
CURRENT	Minor clarifications & corrections are needed throughout the Riverside Municipal Code
PROPOSED	Corrections made for the following: <ul style="list-style-type: none"> • Accessory dwelling units (ADUs) • Density bonuses • Zoning administrator language



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RECOMMENDATIONS

Staff recommends that the City Council:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule) of the CEQA Guidelines and;
2. **APPROVE** Planning Case PR-2024-001793 (AMD) based on the findings outlined in the staff report.
3. **INTRODUCE** and subsequently **ADOPT** the attached Ordinance amending Title 19 – Zoning Code of the Riverside Municipal Code.



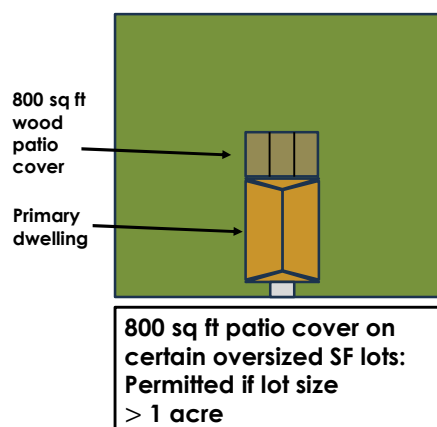
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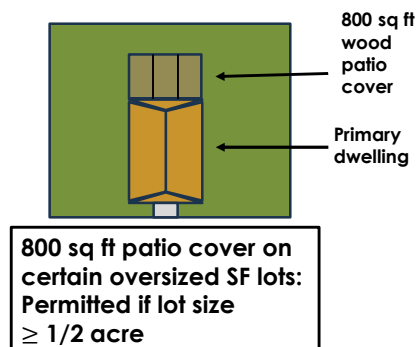
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REFERENCE ONLY: ACCESSORY STRUCTURES

Current



Proposed



ALL OTHER DEVELOPMENT STANDARDS APPLY



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