

ZONING CODE CLEAN UP PR-2023-001525 (AMD, RZ)




Community & Economic Development Department

City Council
October 24, 2023

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PURPOSE

-  Ensure Zoning Code Compliance with State Law
-  Clarify ambiguous, conflicting, outdated language
-  Align Zoning with General Plan



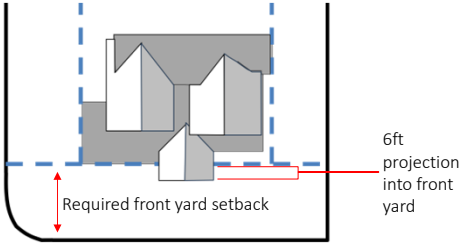
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AMENDMENT 1: PROJECTIONS INTO YARDS

CODE SECTION	<ul style="list-style-type: none"> 19.100.040 Residential Development Standards 19.630.040 Permitted Projections into Required Yards
CURRENT	<ul style="list-style-type: none"> Front porch projections into yards <ul style="list-style-type: none"> 19.100 allows a 6-foot projection 19.630 allows a 5-foot projection
PROPOSED	<ul style="list-style-type: none"> Simplify permitted projections for porches. All provisions moved to 19.630.040 (Permitted Projections into Required Yards)



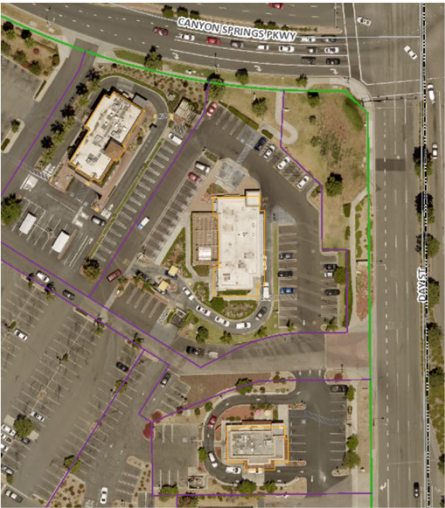
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AMENDMENT 2: MIXED USE ZONE CONSISTENCY

CODE SECTION	<ul style="list-style-type: none"> 19.150.020.A (Permitted uses table)
CURRENT	<ul style="list-style-type: none"> Intent of Mixed-Use Zone: Reduce vehicle dependency, create compact development (Chapter 19.120) Drive-thru restaurants permitted with CUP in all Commercial, MU-Village, and MU-Urban Zones
PROPOSED	<ul style="list-style-type: none"> Create consistency between permitted uses and Mixed-Use Intent and Purpose Remove drive-thru restaurant use in MU-Village and MU-Urban Zones



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AMENDMENT 3: TATTOO PARLORS

CODE SECTION	<ul style="list-style-type: none"> • 19.150.020.A (Permitted uses table) • 19.405 (Tattoo and Body Piercings)
CURRENT	<ul style="list-style-type: none"> • Permitted with a CUP in the CR (Commercial Retail) & CG (Commercial General Zone) • Prohibited in all other zones
PROPOSED	<ul style="list-style-type: none"> • Remove outdated standards • Align with personal services (e.g., nail salon, barber shop)



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AMENDMENT 4: TRUCK AND TRAILER STORAGE

CODE SECTION	<ul style="list-style-type: none"> • 19.150.020.A (Permitted uses table) • 19.910 (Definitions)
CURRENT	<ul style="list-style-type: none"> • "Truck and Trailer Storage" prohibited as an unlisted use • "Truck Terminal" listed but undefined creating ambiguity and conflict
PROPOSED	<ul style="list-style-type: none"> • Clarify "Truck and Trailer Storage" as a prohibited use. • Remove "Truck Terminal" from RMC



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AMENDMENT 5: AB 2244

CODE SECTION	<ul style="list-style-type: none"> 19.255 (Assemblies of People – Non-Entertainment)
CURRENT	<ul style="list-style-type: none"> RMC regulates parking requirements for Assemblies of People uses separate from housing units in the same project
PROPOSED	<ul style="list-style-type: none"> Create consistency with State Law Cite Government Code §65913.6 under Chapter 19.255 Allow places of worship and residential units in same project to share parking



Image source: StMichaelsRiverside.com – Rendering of newly built Religious Institution Affiliated Housing Development



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AMENDMENT 6: PRIVATE FUEL STATIONS

CODE SECTION	<ul style="list-style-type: none"> 19.480.040 – (Fueling Systems – Private [Above-ground])
CURRENT	<ul style="list-style-type: none"> 19.150.020 requires a Minor CUP for modifications 19.480.040 requires a CUP for modifications
PROPOSED	<ul style="list-style-type: none"> Remove conflicting language Amend 19.480.040 to require a Minor CUP for modifications



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AMENDMENT 7: ACCESSORY STRUCTURES

CODE SECTION	<ul style="list-style-type: none"> Chapter 19.440.030 Site location, operation, and development standards.
CURRENT	<ul style="list-style-type: none"> Accessory structures limited to 750 sf in the RR, RE, and R-1 Zones
PROPOSED	<ul style="list-style-type: none"> Remove precluding limitations for large lots No size limit for accessory structures on lots greater than 1 acre in the RE, RR, and R-1 Zones.



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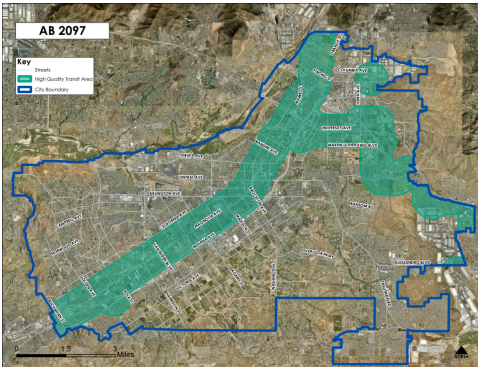


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AMENDMENT 8: AB 2097

CODE SECTION	<ul style="list-style-type: none"> Chapter 19.580 (Parking and Loading)
CURRENT	<ul style="list-style-type: none"> RMC does not account for AB 2097 (removes mandatory parking minimums for projects within 0.5 mile of major transit stop)
PROPOSED	<ul style="list-style-type: none"> Create consistency with State Law Cite Government Code §65863.2 under Parking Requirements



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AMENDMENT 9: RV PARKING

CODE SECTION	<ul style="list-style-type: none"> Chapter 19.580.070 Off street parking location and type requirements
CURRENT	<ul style="list-style-type: none"> RVs more than 10,000 GVWR can only be parked in the RA-5, RE, and RR Zones and are limited to side and rear yard areas only
PROPOSED	<ul style="list-style-type: none"> Remove weight limit All RVs permitted to park in all SFR Zones May not encroach onto the public ROW or create hazard



Image source: RVLife.com



Image source: The Great Bend Tribune

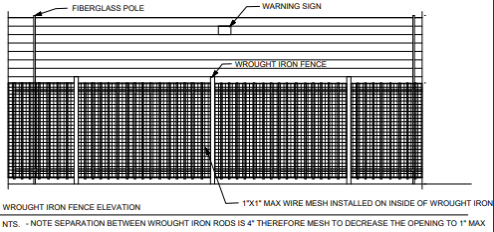
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AMENDMENT 10: PERMITTED WALL MATERIALS

CODE SECTION	<ul style="list-style-type: none"> 19.550 – Fences, Walls and Landscape Materials
CURRENT	<ul style="list-style-type: none"> Electrified security fence systems permitted with CUP under (Ordinance 7617, 2022) Electric wire listed as a prohibited material
PROPOSED	<ul style="list-style-type: none"> Delete outdated code language Remove “electric wire” under prohibited material, consistent with Ordinance 7617



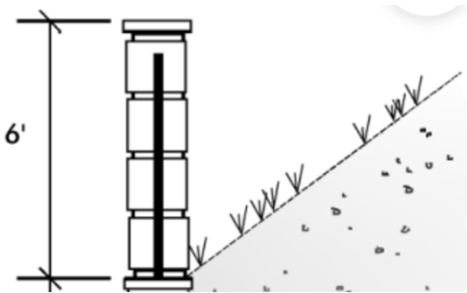
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AMENDMENT 11: WALL HEIGHTS

CODE SECTION	<ul style="list-style-type: none"> 19.550 (Fences, Walls and Landscape Materials)
CURRENT	<ul style="list-style-type: none"> Maximum wall heights not clearly stated <ul style="list-style-type: none"> Outside of required setbacks Adjacent to utility/mobility infrastructure Walls for sound attenuation
PROPOSED	<ul style="list-style-type: none"> Clarify maximum wall heights <ul style="list-style-type: none"> Outside of setbacks: max 6ft Adjacent to infrastructure: max 8ft Sound walls permitted at height identified in noise study



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AMENDMENT 12: EMPLOYEE HOUSING ACT

CODE SECTION	<ul style="list-style-type: none"> 19.910 Definitions
CURRENT	<ul style="list-style-type: none"> Farmworker Housing Act (AB 1783, 2019) not codified in RMC
PROPOSED	<ul style="list-style-type: none"> Satisfy Housing Element Program HE-5-5 Add "farmworker housing" to "Agricultural Use" definition in compliance with Health and Safety Code §17021.6.



Image source: Ventura County Star – Rendering of proposed farmworker housing in Camarillo, CA



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AMENDMENT 13: REZONE

EXISTING

PROPOSED

Key

- ▭ Parcels
- ▭ Project Site

Zoning Designations

- CG - Commercial General
- CR - Commercial Retail
- O - Office
- R-1-7000 - Single Family Residential
- RWY - Railroad

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STRATEGIC PLAN ALIGNMENT

CROSS CUTTING THREADS

STRATEGIC PRIORITIES

- Arts, Culture and Recreation
- Community Well-Being
- Economic Opportunity
- Environmental Stewardship
- High Performing Government
- Infrastructure, Mobility and Connectivity

Strategic Priority 5 – High Performing Government

Goal 5.3 – Demonstrates adaptivity as an organization and enhances communication and collaboration with community members to improve transparency, building public trust, and encourage shared decision making.

Cross Cutting Threads

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Amendment 3?

Lilley, Jennifer, 2023-09-20T05:17:47.597

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) and;
2. **APPROVE** Planning Case PR-2023-001525 (AMD, RZ) based on the findings outlined in the staff report.



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