ORDINANCE NO. 1 2 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING NUMEROUS SECTIONS OF 3 TITLE 19. 4 The City Council of the City of Riverside does ordain as follows: 5 Section 19.060.030 of the Riverside Municipal Code is added as follows: 6 Section 1: "Section 19.060.030 Rules and interpretations. 7 A. Terminology. When used in the Zoning Code, the following rules apply to all provisions of the 8 9 Zoning Code: 10 D. Intent. Whenever there is any question regarding the interpretation of the provisions of the Zoning 11 Code or their application to any specific case or situation, the Zoning Administrator Community & 12 Economic Development Department Director or his/her designee, shall interpret the intent of the 13 Zoning Code. The Community & Economic Development Director or his/her designee shall have the 14 authority to forward to the Planning Commission any question regarding interpretation. 15 ..." 16 Section 2: Table 19.150.020.A of the Riverside Municipal Code entitled "Permitted Uses 17 Table" is amended as shown in Exhibit "A" attached hereto and incorporated herein. 18 Table 19.150.020.B of the Riverside Municipal Code entitled "Incidental Uses Section 3. 19 Table" is amended as shown in Exhibit "B" attached hereto and incorporated herein. 20 Section 4. Table 19.150.020.C of the Riverside Municipal Code entitled "Temporary Uses 21 Table" is amended as shown in Exhibit "C" attached hereto and incorporated herein. 22 Section 19.410.040 of the Riverside Municipal Code is amended as follows: Section 5. 23 "Section 19.410.040 Site location, operation and development standards. 24 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall 25 apply to vehicle fuel stations unless otherwise specified here. 26 27

1	development standards for the principal building.
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3	E. Accessory structures within the single-family residential zones shall comply with the following
4	additional regulations.
5	1. Setbacks.
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7	2. Size limits for accessory structures.
8	a. All metal accessory structures shall be limited to a maximum total floor area of 120
9	square feet in the RR, RE, and R-1 Zones.
10	b. Accessory structures shall be limited to a maximum floor area of 750 square feet on
11	lots less than one-half acre in the RR, RE, and R-1 Zones.
12	i. Exceptions. There is no size limit for accessory structures in the following
13	instances:
14	(1) In the RC, RA-5, R-3 or R-4 Zones.
15	(2) On lots greater than one-half acre or greater in the RR, RE, and R-1 Zones.
16	(3) When built in conjunction with a Planned Residential Development (i.e.
17	clubhouse) or Conditional Use Permit (i.e. assemblies of people - nonentertainment or assisted
18	living).
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20	Section 7. Section 19.442.030 of the Riverside Municipal Code is amended as follows:
21	"Section 19.442.030 Requirements.
22	An application for an ADU, MADU or JADU shall demonstrate compliance with all the standards and
23	limitations set forth in this section, to the satisfaction of the Community & Economic Development
24	Director or his/her designee.
25	A. General.
26	1. ADUs and JADUs shall comply with State and local building code requirements for
27	dwellings.
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10. For JADUs, a deed restriction shall be recorded, to run with the land and, to prohibit the sale of the JADU separate from the sale of the primary dwelling and restrict its size as identified in 19.442.030(F).

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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 shall be limited to the primary dwelling; one attached or converted ADU; one detached, new construction ADU or MADU; and one JADU.

..."

Section 8. Section 19.450.030 of the Riverside Municipal Code is amended as follows: "Section 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.

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C. On-sale of all alcoholic beverages.

1. The business shall not be located within 600 feet of a hospital, public or private school (preschool 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 Community & Economic Development Department Director or his/her designee, 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.

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1	Section 9. Section 19.450.040 of the Riverside Municipal Code is amended as follows:
2	"Section 19.450.040 Other applicable regulations.
3	Where the Department of Alcoholic Beverage Control (ABC) determines that an area has an over
4	concentration of alcoholic beverage licenses and/or a higher than average crime rate ABC may deny
5	an application for alcohol sales unless the Zoning Administrator Community & Economic
6	Development Department Director or his/her designee or City Planning Commission makes a
7	determination that public convenience or necessity will be served by the proposed project. The
8	determination that public convenience or necessity will be served shall be made through the following
9	findings:
10	A. That the license applicant has submitted a request for a particular type of alcoholic beverage
11	license, license upgrade, or premises-to-premises transfer and will agree to all conditions placed on
12	the application;
13	B. That the proposed use is compatible with surrounding uses and will enhance economic
14	vitality and improve consumer choice in the surrounding area; and
15	C. That the proposed use will not increase the severity of existing law enforcement or public
16	nuisance problems in the area."
17	Section 10. Section 19.455.020 of the Riverside Municipal Code is amended as follows:
18	"Section 19.455.020 Applicability and permit requirements.
19	Animal keeping, of both domestic and non-domestic animals, as defined in Article X (Definitions),
20	are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions
21	subject to the requirements contained in this chapter.
22	A. Animal keeping, as defined in this chapter, includes the keeping of domestic and non-
23	domestic animals and other species as may be determined by the Zoning Administrator Community &
24	Economic Development Department Director or his/her designee to be similar in nature.
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26	Section 11. Section 19.465.030 of the Riverside Municipal Code is amended as follows:
27	"Section 19.465.030 Site location, operation development standards.

The standards set forth in Article V, Base Zone and Related Use and Development Provisions shall

apply to agricultural caretaker living quarters, unless otherwise specified here.

A. Caretaker living quarters—Agricultural.

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- C. Caretaker living quarters—Temporary during construction.
- 1. The temporary unit shall be located on-site and in the rear half of the lot, unless otherwise approved by the Zoning Administrator Community & Economic Development Department Director or his/her designee. In no instance shall the temporary unit be located within public right-ofway.

. . .

5. The unit shall be allowed to remain on the site for an initial period of no more than six months, except that individual extensions of up to three months each with a maximum of one year from the date of the initial siting may be granted by the Zoning Administrator Community & Economic Development Director or his/her designee. There shall be no fee for these time extensions. In considering whether to grant a time extension, the Zoning Administrator Community & Economic Development Department Director or his/her designee may consider evidence of any land use compatibility related complaints from surrounding residents and property owners.

Section 12. Section 19.545.050 of the Riverside Municipal Code is amended as follows: "Section 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:

A. Bonus for very low-, low-, and moderate-income housing.

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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

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2. Units for lower-income students: density bonus varies based on percentage of low-income units in the development, up to 50 percent <u>pursuant to California Government Code Section</u> 65915(f)(3)(C).

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Section 13. Table 19.650.020 of the Riverside Municipal Code entitled "Approving and Appeal Authority" is amended as shown in Exhibit "D" attached hereto and incorporated herein.

Section 14. Table 19.740.020 of the Riverside Municipal Code entitled "Temporary Use Permit" is amended as shown in Exhibit "E" attached hereto and incorporated herein.

Section 15. Section 19.740.040 of the Riverside Municipal Code is amended as follows: "Section 19.740.040 Exemption.

A. Any temporary uses allowed by this chapter proposed to be located within the boundaries of the Riverside Convention Center shall be exempt from the TUP process. Any proposed tents or structures shall be reviewed and approved by the Building and Safety Division and/or Fire Department which may require additional permits. Events which utilize adjacent sidewalks or other public property shall be subject to the granting of a Special Events Permit.

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E. Minor parking lot sales in conjunction with a permanent land use, on properties zoned CR-Commercial Retail, CG-Commercial General, and CRC-Commercial Regional Center are permitted and exempt from the TUP process provided that sales occur with written permission from the property owners. Sales shall occur up to four times a year for up to four days at a time. *Minor parking lot sales* shall be defined as those that do not require parking or drive aisle circulation space; are limited to a single vendor; and sell floral, holiday, and graduation gifts only."

Section 16. Section 19.850.040 of the Riverside Municipal Code is amended as follows: "Section 19.850.040 Approval/referral.

The request for reasonable accommodation will be considered by the Development Review Committee who may deny, approve, or conditionally approve the request. The Development Review Committee may also refer the request, if it is determined to be significantly controversial, to the Planning Commission. The request shall be placed on the next regularly scheduled meeting agenda. The

Planning Commission shall act in the capacity of the Zoning Administrator in such cases."

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1	I, Donesia Gause, City Clerk	of the City of Rivers	side, California, hereby certify that the
2	foregoing ordinance was duly and regu	ularly introduced and a	adopted at a meeting of the City Council
3	on the day of	, 2025, by the follo	wing vote, to wit:
4	Ayes:		
5	Noes:		
6	Absent:		
7	Abstain:		
8	IN WITNESS WHEREOF, I h	ave hereunto set my	hand and affixed the official seal of the
9	City of Riverside, California, this	day of	, 2025.
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11		DOMEGIA CAL	IOE
12		DONESIA GAV City Clerk of th	USE e City of Riverside
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EXHIBIT "A"

i ahts tahi	dentifies	sii bettiimse	asil pue se	s requiring	approval	ot other ne	rmits by 20	ning design	ation In add	19.150.02	0.A Permitte	19.150.020.A Permitted Uses Table	e and tempor	Ven ses	sko he ner	ou se poi	od in the local	identallic	sc Table and	the Tempor	19.150.020.A Permitted Uses Table This table identifies normitted uses and uses continuous and other narmite by votine decination in addition to these uses other irredental and comparant uses may also be normitted in the incidental Uses Table and the Tomorous Uses Table		
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Agricultural Stand																						See Incidental Uses Table	
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For parking see Vehicle Sales under 19.580			See Incidental Uses Table	5.65 - Convalescent	Transport Vehicles	5.66 - Ambulances	See Incidental Uses Table	19.270 - Commercial Kennels & Catteries					19.245 - Arcades and Internet/Cyber Cafés	For parking see Offices - Business, and Professional under 19.580	19.250 - Assemblies of People - Entertainment 5.80 - Entertainment Permit 19.149 Airport Land Use Compatibility***
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19.305 - Farmers' Markets - Certified	19 310 - Florist	19.310 - 1.101131	Shops For incidental sale of	alcohol see 19.415 -	Alconol Sales	2001 100000000000000000000000000000000	see incidental Oses Table		Prohibited Use	19.315 - Group	Housing				19.315 - Group	Housing					19.320 - Heliports and Helistops	See Bed and	Breakfast Inn, Office	and Retail Sales on	this table	See Incidental Uses	Table for Outdoor	Display				See Incidental Uses Table
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×	>	<	×		>	<		×	×	Ь					×					×	×									×	×	
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× ×	×		× ×		×			×	×	Ы					×					×	×									×	×	
Farmers' Markets - Certified	Floriet Shone		With Incidental Alcohol Sales		Flying Schools	0.000	(Above Ground Tanks)	Furniture Upholstery	Gambling (including Card house)	Group Housing	(Convalescent Homes,	SRO's, Alcohol & Drug	Treatment Facilities, 6 or	Fewer Occupants)	Group Housing	(Convalescent Homes,	SRO's, Alcohol & Drug	Treatment Facilities, more	than 6 Occupants)	Hangars	Heliport or Helistop	Historic Residence Used for	Retail Business, Office or	Bed and Breakfast		Home Improvement, Sales	and Service (Hardware,	Lumber and Building	Material Stores) - Retail:		20,000 s.f. or More	Home Occupations

Hotel, Motel or Hotel/Motel - Long-term Stav	× ×	× ×	× ~	×	×	×	×	U	U	U	×	U	U	×	×	×	×	×	×	×	5.32 - Transient Occupancy Tax
																					9.55 - Limitation on Continuous and
																					Cumulative
																					Occupancy of Transient Hotels and
																					Motels
																					19.330 -
																					Hotel/Motel, Long-
																					lerm Stay
																					Land Use
																					Compatibility***
																					Prohibited Primary
																					<u>Use, See Incidental</u> <u>Uses Table</u>
×	×	×	×	×	×	×	×	×	×	×	×	×	×	Ь	Ь	Ь	Ь	×	×	×	
- 1	×	×	×	×	×	×	×	×	۵	×	×	×	×	Ь	Ь	Ь	×	×	×	×	
			T			:	:					_		Ì		Ť					
	× ×	× ×	× ~	×	×	×	×	×	×	×	P/MC	P/MC	P/MC	×	×	×	×	×	×	Q W	19.335 - Live/Work Units
																					See 19.149 - Airport
																					Land Use
	×	×	×	×	×	×	×	MC	MC	×	Ь	۵	Ь	Ь	۵	×	×	×	×	×	Provided the center
																					meets all four (4)
																					requirements under
																					Government Code
																					sec. 65662(a) - (d)
•	× ×	× ×	× ~	×	×	×	×	×	×	×	×	×	×	D W	۵	×	×	×	×	×	See Incidental Uses
																					Table for Outdoor
																					Display
- 1	Р	ЬР	Ь	Ь	Ь	Ь	×	×	×	×	Ь	×	×	×	×	×	×	×	×	×	19.850 - Fair
	×	×	×	×	×	×	×	×	×	×	X	×	×	၁	C	×	×	×	×	×	Housing and
																					Reasonable

Accommodations 19.100 - Residential Zones 19.340 -	Dwellings See 19.149 - Airport	Land Use Compatibility***	×	X Prohibited Uses. See 19.342 -	Marijuana Uses and Activities	See Incidental Uses Table	X Prohibited Use	P 5.52 - Massage	X See 19.149 - Airport Land Use Compatibility***	X 19.210 - Mobile Home Park Overlay Zone 5.75 - Mobile Home Parks Rent Stabilization Procedures	X 19.345 - Model Homes	X Prohibited Use		Reasonable
			×	×			×	×	×	×	×	×	×	
			×	×			×	×	×	×	×	×	×	
			Ь	×			×	MC	×	×	×	×	×	
			Ь	×			×	MC	×	×	×	×	×	
			Ь	×			×	MC	×	×	×	×		
			Ь	×			×	MC	U	×	×	×	×	
			×	×			×	Ь	×	×	۵	×	Д	
			×	×			×	Ь	×	×	۵	×	۵	
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			×	×			×	×	×	Ξ	۵	×	× ₂	
			×	×			×	×	×	With the MH Overlay Zone	۵	×	×	
			×	×			×	×	×	With i Overli Zone	۵	×	×	
			×	×			×	×	×	×	۵	×	×	
			×	×			×	×	×	×	۵	×	×	
			Manufacturing (Indoors)	Marijuana Uses and Activities		Marijuana Cultivation, Personal	Medical Marijuana Dispensary	Medical Services - Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care, and Optometrist	Medical Services - Hospital	Mobile Home`Park	Model Homes	Multi-tenant Indoor Mall	Multiple-family Dwelling	

See 19.149 - Airport	Compatibility***	P 9.42 Fortunetelling and Occult Arts 19.325 - Historic	MC Residence Used for Retail Business, Office or Bed and Breakfast	See Incidental Uses Table	See Incidental Uses Table	See Incidental Uses Table	X 19.285 - Outdoor Storage Yard	X 19.580 - Parking	19.350 -		X Home	X For parking see Retail Sales - 19.58019.355 - Pawn Shop	For personal services as home occupations see Incidental Uses Table and Chapter
		×	×				×	MC		×	×	×	×
		×	×				×	MC		×	×	×	×
		۵	۵				×	MC		×	×	×	×
		d	۵				×	MC		×	×	×	×
		۵	۵				P/MC	MC		×	×	×	×
		۵	۵				MC	MC		×	×	×	×
		Ь	<u>ط</u>				×	MC		×	×	×	۵
		Д	ط				×	MC		×	×	×	Д
		Д	ط				×	MC		×	×	×	۵
		Д	ط				×	MC		×	×	×	۵
		۵	۵				C	MC		×	×	MC	۵
		۵	۵				×	MC		×	×	MC	ط
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		×	×				×	×		×	×	×	×
		Offices (Administrative, Business, Executive and Professional, but not Medical or Dental)	In Historic Residence	Outdoor Dining and/or Food Preparation (Permanent)	Outdoor Display of Incidental Plant Materials	Outdoor Sales, Display and Storage	Outdoor Storage Yard (including Contractor Storage Yards) - Primary Use	Parking Lot or Parking Structure (Stand Alone)	Parolee/Probationer Homes:	2 to 6 Occupants	More than 6 Occupants	Pawn Shop/Gold Buying	Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, Tattoo & Body Piercing Parlors, Etc.)

Planned Residential Development	PRD	×	PRD	PRD	PRD	×	×	×	×	×	×	×	~ ×	×	×	×	×	×	×	×	×	19.780 - Planned Residential
Minor Planned Residential Development	X	×	PRD	PRD	PRD	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	Development Permits
Administrative Planned Residential Development	×	×	PRD	PRD	PRD	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	See 19.149 - Airport Land Use
Small Lot Subdivision Planned Residential Development	×	×	×	×	×	PRD	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	Compatibility***
Plant Nurseries - Retail	×	×	×	×	MC	MC	×	×	А	Д.	×	MC	×	×	×	×	×	×	×	×	×	19.360 - Plant Nurseries - Retail 19.505 - Outdoor Display and Sales
Plant Nurseries - Wholesale	X	Ь	Х	×	X	X	×	×	X ×	×	×	×	×	×	×	()	×	X	×	×	×	
Publishing and Printing	×	×	×	×	×	×	×	×	×	×	×	×	×	×	<u>а</u>	<u>ا</u>	ط ا	<u>د</u>	×	×	×	For parking see Manufacturing - 19.580
Rail Transit Station	×	×	2	C	C))	0))))	0	0))))))))))))	C))	C	၁	
Recreational Facilities - Commercial:																						5.28 - Poolrooms 19.370 -
Billiard Parlors and Pool Halls	×	×	×	×	×	×	×	×	MC	MC	MC	MC	MC	MC	×	×	×	×	×	×	×	Recreational Facilities -
Bowling Alleys	×	×	×	×	×	×	×	×	MC	MC	MC	MC	MC	MC	×	×	×	×	×	×	×	Commercial (Billiard
Skate Facility	×	×	×	×	×	×	×	×	MC	MC	MC	MC	MC	MC	×	×	×	×	×	×	×	Parlors and Pool
Amusement Parks	×	×	Х	×	×	×	×	×) C	J	O O	×	^ ×	×	×	×	×	×	×	×	×	Halls)
Golf Courses and Driving Ranges	C	S	2	U	U	×	×	×	U	U	υ υ	×	×	×	×	×	×	υ	×	×	×	
Health and Fitness, music, dance or martial arts studios:																						
4000 sq. ft. or less	×	×	×	×	×	×	^ ×	×	Ь	Ь	Ь	Ь	Ь	Ь	MC	MC	MC	MC	×	×	PMG	
more than 4000 sq. ft.	×	×	×	×	×	×	^ ×	×	MC	MC	MC	×	U	U	×	×	×	×	×	×	MC	
Other Indoor or Outdoor Facilities	×	×	×	×	×	×	×	×))	U	O	×	^ ×	×	υ) J	U	C	×	×	×	
Recycling Center - Paper, Glass, Plastic, Aluminum and Nonferrous Metals	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	O	×	×	×	×	×	19.375 - Recycling Center - Paper, Glass, Plastic,

Aluminum and Other Nonferrous Metals	19.380 - Recycling Center - Solid Waste Transfer Stations and Material Recovery Facilities (MRF)	19.385 - Recycling	Facilities					6.08 - Regulation of Food Establishments	and Food Facilities 6.09 - Regulation of Food Handlers Outdoor Dining - See Incidental Uses Table 19.475 - Drive-Thru Businesses See 19.149 - Airport Land Use Compatibility***	19.325 - Historic	Residence Used for
	×		ط	Ь	RCP	RCP	Ь	ط	×	Ь	P/MC
	×		×	×	×	×	×	×	×	×	×
	×		×	×	×	×	×	×	×	×	×
	×		×	×	×	×	Ь	۵	×	×	×
	×		×	×	×	×	Ь	۵	×	×	×
	U		×	×	×	×	Ь	×	×	×	×
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	×		Ь	Ь	RCP	RCP	Ь	Ь	×	Ь	P/MC
	×		Ь	Ь	RCP	RCP	Ь	Ь	×	Ь	
	×		Ь	Ь	RCP	RCP	Ь	Ь	×	Ь	P/MC P/MC
	×		Ь	Ь	RCP	RCP	Ь	Ь	U	Ь	P/MC
	×		Ь	Ь	RCP	RCP	Ь	Ь	U	Ь	P/MC
	×		۵	Ь	RCP	RCP	Ь	Ь	U	Ь	P/MC
	×		×	×	×	×	Ь	Ь	×	×	P/MC
	×		×	×	×	×	×	×	×	×	×
	×		×	×	×	×	×	×	×	×	MC
	×		×	×	×	×	×	×	×	×	MC
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	×		×	×	×	×	×	×	×	×	MC
	×		×	×	×	×	×	×	×	×	×
	×		×	×	×	×	×	×	×	×	×
	Recycling Center - Solid Waste Transfer Stations and Material Recovery Facilities (MRF)	Recycling Facilities:	Indoor Collection Centers	Reverse Vending Machines	Bulk Reverse Vending Machines	Mobile Recycling Units	Repair Shop -Small Items (Computers, Small Appliances, Jewelry, Etc.) with Incidental Sales	Restaurants (sit down and take-out)	With Drive-thru Lanes	Retail Sales:	In Historic Residence

Retail Business, Office or Bed and Breakfast	19.390 - Retail Sales Ancillary to a Manufacturing Use	19.395 - Schools	See 19.149 - Airport Land Use Compatibility***					19.400 - Shelters -	Emergency	19.740 Temporary Use Permit (Temporary Emergency Shelter with Assemblies of People - Non - Entertainment)					Chapter 19.850 -	Fair Housing and	Reasonable Accommodations See 19.149 - Airport
۵	×		×	×		×	×		×	×		×	×	₽¥		×	×
×	×		×	×		×	×		×	×		×	×	×		×	×
×	×		U	ပ		×	×		×	×		×	×	×		×	×
×	Ь		U	×		MC	U		×	×		×	×	Ь		×	×
×	Ь		×	×		MC	U		×	×		×	×	Ь		×	×
×	Ь		×	×		MC	U		Ь	۵		×	×	Ь		×	×
×	Ь		U	×		MC	O		MC	MC		×	×	Ь		×	×
۵	×		U	U		MC	U		MC	U		SP	SP	Ь		×	×
۵	×		O	O		MC	U		MC	U		SP	SP	Ь		×	×
۵	×		×	U		MC	U		MC	U		×	×	Ь		Ь	۵
۵	×		U	U		MC	U		×	×		×	SP	Ь		×	×
۵	×		U	ပ		MC	U		MC	U		Ь	SP	Ь		×	×
۵	×		U	U		MC	U		MC	U		Ь	SP	Ь		×	×
×	×		O	ပ		MC	U		MC	O		×	×	×		×	×
×	×		×	×		×	×		MC	U		×	×	×		рз	Ъ4
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×	×		U	ပ		×	×) MC	U		×	×	×		Ь	۵
×	×		×	ပ		×	×		C MC	U		×	×	×		Ь	<u> </u>
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×	×		×	×		20 X	× 00		×	×	<u></u>	×	×	×			<u>~</u>
With Incidental Repairs (Except as Noted in this Table)	Ancillary to a Manufacturing Use On-site (Floor area not to exceed 15% of gross floor area)	Schools:	College, Community College, University and Professional (Private)	Private (Grades K-12)	Vocational and Technical:	Total Enrollment 20 persons or less or a total size of 2,000 sq. ft. or less	Total Enrollment more than 20 persons or a total size greater than 2,000 sq. ft.	Shelters, Emergency:	2 to 6 occupants	more than 6 occupants	Shopping Center - Regional:	Up to 5 Acres	More than 5 Acres	Showroom	Single-family Dwelling:	Attached	Detached

																						Land Use Compatibility*** Chapter 19.443 - Two-Unit Developments
Single Room Occupancy (SRO)	×	×	×	×	×	×	×	×	×	×	×	×	×	U	×	×	×	×	×	×	×	19.401 - Single Room Occupancies
Smog Shop (Test Only)	×	×	×	×	×	×	×	×	MC	MC	MC	×	×	×	MC	۵	×	MC	×	×	×	19.420 - Vehicle Repair Facilities
Sober Living Homes	ط	А	Ь	Ь	А	А	Ь	×	×	×	×	а	а	Ь	×	×	×	×	×	×	×	For parking see Single Family Dwelling - 19.580
Student Housing, Including Fraternities, Sororities and Dormitories	×	×	×	×	×	U	U	×	U	υ	×	×	U	U	×	×	×	×	×	×	×	See 19.149 - Airport Land Use Compatibility***
Subdivision Sales Trailer and/or Office During Construction																						See Temporary Uses Table
Supportive Housing																						
2 to 6 occupants	۵	Ь	Ь	Ь	Ь	Ь	Ь	MC	MC	MC	×	Ь	Ь	Ь	×	×	×	×	×	×	×	
more than 6 occupants	۵	Ь	Ь	Ь	Ь	Ь	Ь	U	U	J	×	Ь	Ь	Ь	×	×	×	×	×	×	×	
Taxi Company with Vehicle Storage	×	×	×	×	×	×	×	×	×	×	×	×	×	×	Ь	Ь	Ь	Ь	×	×	×	
Tiny Home Community (Foundation)	×	×	×	×	×	Ь	Ь	×	×	×	×	×	×	×	×	×	×	×	×	×	×	19.100.070 - Additional regulations for the R-3 and R-4 Zones.
Transitional Housing																						
2 to 6 occupants	Ь	Ь	d	Ь	Ь	Ь	Ь	MC	MC	MC	×	Ь	Ь	Ь	×	×	×	X	×	×	×	
more than 6 occupants	Ь	Ь	d	Ь	Ь	Ь	Ь	С	С	С	×	Ь	Ь	Р	×	×	×	X	×	×	×	
Truck and Trailer Storage - Primary Use	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	Prohibited Use
Tutoring Center ;	×I	×I	X	×I	×	×I	×I	Ы	P	P	P	ᆸ	P.	P	P	×I	×I		×I	×I	<u>P</u>	
—— 20 students or less	*	*	*	*	*	*	*	đ	ਰ	ਰ	ਰ	đ	d	ਰ	₩E	*	*	*	*	*	₩C	
——————————————————————————————————————	*	*	×	*	*	*	*	MC	MC	MC	₩C	MC	MC	₩C	₩C	*	*	*	*	*	Э	
——40 or more students	*	*	*	*	*	*	*	Э	Э	Э	Э	Э	Э	Э	Э	*	*	*	*	*	*	

Vehicle Dismantling & Wrecking	×	×	×	×	×	× ×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	Prohibited Use
Vehicle Fuel Stations <u>: (+.e.</u> Gasoline Stations)	*	*	*	*		*	*	Э	÷	Э	*	*	*	Э	Э	Э	Э	*	*	*	5.64 - Motor Vehicle Fuel Pricing
<u>Gasoline Stations</u>	×I	×I	×I					O	<u>5</u>	<u></u>	×I	×I	×I	O	O	O	<u>C</u>	×	×	X	19.410 - Vehicle Fuel
Hydrogen Fuel Stations	8 <u>X</u>	%	⁸ ×I	% % 	§X	X8 X8	×			స్రి		%	×	P/C8	<u>P/C</u> 8	<u>P/C</u> 8	<u>P/C³</u>	⁸ X	⁸ ×	8×	Stations For private fueling systems, see 19.480 - Fueling Systems - Private (Above Ground Tanks)
Vehicle Impound and Tow Yards	×	×	×	×	×	×	×	×	×	×	×	×	×	C	C	×	×	×	×	×	19.415 - Vehicle Impound Yard
Vehicle Parts and Accessories:																					
Sales Only	×	×	×	×	(×	×	Ь	Ь	Ь	Ь	Ь	Ь	MC	С	×	×	×	×	×	
Sales and Installation (Indoor only)	×	×	×	×	^ ×	× ×	×	C	O	C	×	×	×	O	C	×	×	×	×	×	
Vehicle Repair Facilities - Major (Indoor)	×	×	×	×	^ ×	×	×	×	U	×	×	×	×	U	P/MC	P/MC	×	×	×	×	19.420 - Vehicle Repair Facilities
Vehicle Repair Facilities - Minor (Indoor)	×	×	×	×	×	×	×	C	C	O	×	×	×	MC	P/MC	×	×	×	×	×	19.420 - Vehicle Repair Facilities
Vehicle Repair Facilities - Minor (Outdoor - fully screened)	×	×	×	×	<u>~</u> ×	× ×	×	×	×	×	×	×	×	×	MC	×	×	×	×	×	19.420 - Vehicle Repair Facilities
Vehicle Rental:																					
Moving Trucks	×	×	×	×	×	×	×	С	С	×	×	×	×	MC	MC	×	×	×	×	×	
Passenger Vehicles	×	×	×	×	×	×	×	C	C	×	×	×	×	MC	MC	×	×	×	×	×	
Incidental Sales	×	×	×	×	×	×	×	×	S	×	×	×	×	×	×	×	×	×	×	×	
Vehicle Sales, Rental and Leasing - New and Used (No Outdoor Display)																					See Retail Sales in This Table
Vehicle Sales, Rental and Leasing - New and Used (With Outdoor Display)	×	×	×	×	<u>~</u> ×	× ×	×	×	O	×	×	×	×	MC	×	×	×	×	×	×	
Vehicle Wash Facilities	×	×	×	×	^ ×	× ×	×	U	U	U	×	×	×	×	×	×	×	×	×	×	19.425 - Vehicle Wash Facilities
Vehicle Wholesale Business:																					

19.427 - Vehicle	Wholesale Business			19.430 - Veterinary	Services				19.435 -	Warehousing &	Wholesale	Distribution	[Facilities]			19.530 - Wireless	Facilities and	Related Support	Structures
X		X			JW			d			X	X		×		D/d			
×		×			×			×			×	×		×		D/A			
×		×			×			×			×	×		×		J/d			
×		×			×			X			P/MC	MC/C		U		D//d			
×		×			С			×			P/MC	MC/C		C		D/C			
Ь		၁			C			×			P/MC	MC/C MC/C MC/C X		ပ		D//G			
Ь		၁			MC			×			P/MC	MC/C		U		D/d			
×		×			C			JM			×	×		×		₅2//d			
X		×			2			ЭW			X	×		×		₅ 2/d			
×		×			×			×			×	×		×		P/C ⁵			
×		×			MC			Ь			×	×		×		D/A			
X		×			MC			Ь			X	×		×		D/d			
×		×			MC			Ь			×	×		×		D/d			
×		×			×			×			×	×		×		D/C			
×		×			×			×			×	×		×		P/C ⁵			
×		×			×			×			×	×		×		P/C ⁵ P/C ⁵			
×		×			×			X			×	×		×		P/C ⁵			
×		×			×			X			×	×		×		P/C¹ P/C⁵			
×		×			×			X			×	×		×		P/C1			
×		×			×			×			×	×		×		×			
×		×			×			×			×	×		×		×			
Indoor (less than 5,000	sq. ft.)	Outdoor & Indoor (In	excess of 5,000 sq. ft.)	Veterinary Services:	Clinics and Small Animal	Hospitals (short term	boarding)	Incidental to a Pet Shop	Warehousing & Distribution	Facilities:	a. 10,000 sq. ft. or less	b. Greater than 10,000	sq. ft. and less than 100,000 sq. ft.	c. 100,000 sq. ft. or	more	Wireless Telecommunication	Support Structures		

^{* =} 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.

C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760
PRD = Planned Residential Development Permit, Chapter 19.780

X = Prohibited

RCP = Recycling Center Permit, Chapter 19.870

sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730 P = Permitted

SP = Site Plan Review Permit, Chapter 19.770

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.

^{** =} 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.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B exists and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B exists and 19.100

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.

⁷Allowed for Two-Unit Developments pursuant to Chapter 19.443.

nercial zone and does not contain existing residential units, AND/ORor if previously permitteddeveloped with a servicevehicle fuel station. Service station Permitted by-right if located in an industrial or

EXHIBIT "B"

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=	r					ranie ineii	M sasn sall	iicii ale geii	erany orny po	a se naillite	mis table trentines uses which are generally only permitted as an incuental use to some other permitted use on	allos ot asn	nilled belling	n no asn nar	ie property.							:
Use	Zones	2																				Location of
			Res	Residential Zones	Zones			Offic	e & Com	Office & Commercial Zones	Zones	Mixe	Mixed Use Zones		Industri	Industrial Zones			oth	Other Zones		Required
		Residen	itial Con	servation	(Residential Conservation (RC), Residential	Resident	ial	(Offi	ce, Comr	(Office, Commercial Retail,	Retail,	(Neig	(Neighborhood,	od,	(Busine:	ss Manu:	(Business Manufacturing		(Publi	(Public Facilities,		Standards in
		Agricult	ural (RA	5), Rur	Agricultural (RA-5), Rural Residential (RR)	ential (RI	3),		mmerci	Commercial General,	al,	Villa	Village, Urban)		Park, Ge	Park, General Industrial,	dustrial,		R	Railroad,	_	the
	Resid	ential E.	state (R	E), Sing	Residential Estate (RE), Single-Family Residential (R-1) Multiple Eamily Residential (R-2 and R-4)	Resider	ntial (R-		nercial Ru	Commercial Regional Center)	Senter)				Airport	Industria	Airport Industrial, Airport)	(Neig	Neighborhood		Municipal Code
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Structures																						Accessory
Cargo Containers	×	Ь	Ь	×	×	×	×	×	×	Ь	×	×	×	×	Ь	Ь	Ь	Ь	Ь	×		Buildings & Structures
Agricultural Field Office	U	U	MC	×	MC	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×		19.445 -
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Accessory Dwelling Unit,																						Accessory
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Accessory Living Quarters	۵	۵	۵	۵	۵	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×		19.910 -
																						Definitions
Agricultural Stand	×	Ь	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×		
Alcohol Sales:																						19.310 - Florist
Off-Sale	×	×	×	×	×	×	×	×	U	U	U	U	U	U	×	×	<u>^</u> ×	× ×	×	O		Shops
On-Sale²	×	×	×	×	×	×	×	MC	MC	MC	MC	MC	MC	MC	MC	×	×	MC X	×	MC		19.450 -
Incidental to Florist Shop	×	×	×	×	×	×	×	MC	MC	MC	MC	MC	MC	MC	×	×	x)	×	×	MC		Alcohol Sales
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Vehicle Fuel																						
Animal Keeping:																						19.455 - Animal
Domestic Animals	Ь	Ь	Ь	Ь	Ь	Ь	Ь	×	×	×	×	Ь	Ь	Ь	×	×	×	×	×	×		Keeping

						19.342 -	Cannabis Uses and Activities See Article X	(Definitions)		19.465 -	Caretaker	Living Quarters		19.255 Assemblies of People - Non - Entertainment	5.80 - Entertainment Permit	19.480 - Fueling Systems - Private (Above Ground Tanks) For vehicle fuel
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Non-Domestic Animals	Dairies	Riding Stables & Academies	Bees	Earthworms	Aviaries	Cannabis Cultivation:	Commercial, including Medical Cannabis Cultivation, (Prohibited use)	Personal - Indoor	Personal - Outdoor (Prohibited Use)	Caretaker Living Quarters:	Agricultural	Industrial Uses & Commercial Storage	Temporary During	Dwelling Unit(s) with Assemblies of people—non- entertainment***	Entertainment - Incidental	Fuel Systems - Private (Above Ground Tanks)

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Vehicle Fuel Stations	19.485 - Home	Occupations	5.85 - Junk	Dealers and	Scrap Meta	Recyclers	19.490 -	Mining/Mineral	Extraction	19.550.025	Monitored	Electrified	Security Fence	System	19.495 -	Outdoor Dining	and Food	Preparation	(Permanent)	19.495 -	Outdoor Dining	and Food	Preparation (Permanent)	10 500	- 000:	Outdoor	Display of	Incidental Plant	Materials	19.505 -	Outdoor	Display and	Sales	19.510 -	Outdoor	Storage
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	Supation		ers/Scra				ineral E			d Electri	ence Sy				Jining (F					Food Pre	nt)			o velació	Jispilay C	eriais				Jisplay a	-33			torage.		
	Home Occupations		Junk Dealers/Scrap Meta	Recyclers			Mining/Mineral Extraction			Monitored Electrified	Security Fence System				Outdoor E					Outdoor Food Preparation	(Permanent)			0.140001	Outdoor L	Plant Materials				Outdoor E	Incidental ³			Outdoor S		

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Vehicle Repair – Vehicl	Ь	4											×	×	×	×	×	×	×	×	19.527 -
Personal Personal																					Vehicle Repair -
																					Personal

¹ Accessory Dwelling Units (ADU) are permitted when an existing or proposed primary single-family or multi-family residential dwelling is located on the same property, pursuant to Chapter 19.422.

² See exemptions noted in 19.450 - Alcohol Sales

 $^{^3}$ Outdoor Sales and Display - Incidental are permitted on an intermittent basis with a TUP. See Section 19.740

⁴Where play areas are proposed in conjunction with a new drive-thru restaurant, the play area can only be considered under the same conditional use permit required for the drive-thru business.

⁵ Non-domestic animal keeping in the RE and R-1 zones shall only permit chicken (poultry) keeping pursuant to Chapter 19.455 Animal Keeping.

pand

^{* =} For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

^{** =} For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030. A and 19.100.030. A and 19.100.030. A and 19.100.030. B shall apply.

^{*** =} Accessory to an Assemblies of People — Non-Entertainment and subject to the applicable standards identified in Chapter 19.255, Assemblies of People—Non-Entertainment.

P = Permitted	C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760	MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730
RCP = Recycling Center Permit, Chapter 19.870.	TUP = Temporary Use Permit, Chapter 19.740	X = Prohibited
PRD = Planned Residential Development Permit, Chapter 19.780	sq. ft. = Square Feet	SP = Site Plan Review Permit, Chapter 19.770

EXHIBIT "C"

Required Standards in

the Municipal

19.465 -Caretaker

Quarters Living

Location of

Overlay Railroad, Neighborhood Commercial Overlay) 2 (Public Facilities, TUP RWY ₽ TI T_P Other Zones TUP T P T_P T P TUP 出 (Business Manufacturing Park, General Industrial, Airport Industrial, Airport) d D1 ₽ DI TDP T D TUP 7 TIP PI TUP TUP TUP ₽ D J. ₽ DI d D I TUP Tub TUP TUP BMP ₽ TI T_P J L T_P J. × TUPX TUP TUP TUP TUP TUP TUP Mixed Use Zones (Neighborhood, Village, Urban) M M M TUP TUP TUP TUP TUP TUP TUP. TUP TUP This table identifies uses that are temporary in nature. -D N TUP TUP TUP T_P TUP TUP (Office, Commercial Retail, Commercial General, Commercial Regional Center) CRC* TUP TUP TUP ΤD Office & Commercial Zones TUP TI P TUP TUP TUP. TUP. TUP TUP 9 JT P TUP TUP J. TUP TUP TJP TUP S TUP TUP TUP П TUP TUP TUP 0 × TUP1 (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family TUP^1 TUP TUP R-4 TUP1 TUP1 TJP TUP R-3 Residential (R-3 and R-4)) TUP1 TUP1 R-1 TUP ΤUP TUP. Residential Zones TUP^1 TUP1 TUP TUP ₽ 띪 TUP1 TUP1 TUP ₽ TUP. R, TUP1 TUP TUP ** TUP ΤIP Ŗ Zones TUP^1 TUP TUP ΤŪ TUP Non-Commercial Tent Mobile Medical Units Outdoor Sales Eevent in Conjunction with a Quarters - Temporary Dwelling Unit (Motor Fair, Concert, Exhibit Outdoor Preparation of Food (Temporary) **During Construction** Christmas Tree and Home, RV, Camper Circus or Carnival (With or Without Caretaker Living **Pumpkin Sales** or Similar Uses Use Fruit Stand for Humans (Seasonal) Meetings Car Show

Tent)

etc.)

19.495 - Out Dining and Food Preparation

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	Minor Parking Lot Sales Exempt from TUP, see 19.740.040.E	Special Event Permits are administered by the Arts and Cultural Affairs pursuant to 2.28		19.255 - Assemblies of people—non- entertainment 19.70 - Temporary Use Permit 19.910 - Definitions See 19.149 - Airport Land Use Compatibility*			
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	×		TUP	901	×	TUP	airport land
	×		TUP	qUT	×	TUP	ility Plan for
	×		TUP	qUT	×	TUP	se Compatib
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	×		TUP	901	×	TUP	applicable Ai
	×		TUP	×	×	TUP	atibility, and
	×		TUP	×	×	TUP	nd Use Compa
Permanent Land Use (Parking <u>L</u> lot <u>S</u> sale)	Outdoor Sales <u>Eevent</u> not in Conjunction with a Permanent Land Use <u>(Swap Meet)</u> (Parking lot sale)	Special Events (Running Events, Parades, Block Parties etc.)	Subdivision Sales Trailer and/or Office During Construction	Temporary Emergency Shelter with Assemblies of People - Non - Entertainment	Temporary Holiday Storage Containers	Vapor Recovery Operations	-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

1-All sites having active minor conditional use permits or conditional use permits, private schools, assemblies of people, etc.
2 For Exceptions, see Chapters 19.100.030 (A) - RA-5 Permitted Uses and 19.150.020.8 Incidental Uses Table
* = For CRC, MU-U and MU-V Zones a Sire Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

(Supp. No. 25, Update 1)

Page 2 of 3

** = For a more detailed listing of the permitted land uses in the RA-S and RCZones, refer to Sections 19.100.030 A (RA-S Zone Permitted Uses) and 19.100.030 B (RCZone 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 exists, the provisions of Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19.100.030 B exists and 19.100.030 B exists and

PRD = Planned Residential Development Permit, Chapter 19.780

EXHIBIT "D"

Table 19.650.020 Approving and Appeal Authority

R = Recommending Authority; F = Final Approving Authority (unless appealable); A = Appeal Authority; AR = Approving Authority as Community & Economic Development Director or Development Review Committee on Referral

Type of Permit		Approving and A	Appeal Authority	
or Action	Community & Economic Development Department Director	Development Review Committee (DRC)	City Planning Commission ^(9,11)	City Council ^(1,11)
		Administrative		
Design Review		F ⁽³⁾	A/AR ⁽³⁾	A ⁽³⁾ /F
Fair Housing and Reasonable Accommodation		F	AR	A ⁽⁴⁾ /F
Findings of Public Convenience or Necessity	<u>E</u>		<u>AR</u>	<u>A/F</u>
Minor Conditional Use Permit		F	A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
Administrative Planned Residential Development Permit	F		A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
Nonconforming Determination	F		A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
Recycling Center Permit	F			AR/A/F
Room Rental Permit	F		AR	A/F
Street, Alley, & Walkway Vacations (Summary)				F
Temporary Use Permit	F ⁽⁵⁾			
Time Extensions	F		A/AR	A/F
Transportation Demand Management Regulations	F			A/F

Variance	F		A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
Zoning Code	F		A/AR	A/F
Interpretation				
		Public Hearing		
Accessibility			F	A/F
Appeals (Building				
Official decisions				
relating to access)				
Airport Land Use				A ^(10, 12) /F
Commission				
Appeals				
Annexation or			R ⁽⁶⁾	A/F
Detachment				
Conditional Use			F ^(6, 9)	A/F
Permit				
Condominium			R ⁽⁶⁾	A/F
Conversion				
Permit				
Development			R ⁽⁶⁾	A/F
Agreement and				
Amendment ⁽⁸⁾				
Design Review			F ⁽³⁾	A/F ⁽³⁾
Floodplain			F	A/F
Approval;				
Floodplain				
Variance				
General Plan			R ^(6, 9)	A/F
Text/Map				
Amendment				
Planned			F ^(6, 9, 13)	A/F
Residential				
Development				
Permit				
Minor Planned			F ^(6, 9)	A/F
Residential				
Development				
Permit				
Small Lot Planned			F ^(6, 9)	A/F
Residential				
Development				
Permit				
Site Plan Review			F ⁽⁶⁾	A/F
Permit				
Specific Plan and			R ^(6, 9)	A/F
Amendments				

Street, Alley, &	R ⁽⁶⁾	A/F ⁽⁷⁾
Walkway		
Vacations		
Street Name	R ⁽⁶⁾	A/F
Change		
Traffic Pattern	R ⁽⁶⁾	A/F ⁽⁷⁾
Modification		
Measures		
Zoning Code	R ^(6, 9)	A/F
Text/Map		
Amendment		

Notes:

- 1. Decisions of the City Council are final and cannot be appealed.
- 2. Reserved.
- Planning Commission primary design review responsibility is limited to concurrent review with another case for which the Planning Commission has approval authority (Refer to Section 19.710.035 - Review Responsibilities of Planning Commission or Community & Economic Development Department Director). Appeal of Planning Commission action on design review is by the full City Council.
- 4. See Section 19.650.020 C Designated Approving Authority.
- 5. Appeal of an action on a Temporary Use Permit shall be to the City Manager. The City Manager's decision is final.
- 6. If denied by the Planning Commission, the action is final unless appealed to the City Council (See Section 19.680.020 B Appeal Authority) with the exception of City-initiated General Plan Text/Map Amendments, Zoning Code Text/Map Amendments and Specific Plan Amendments where the Planning Commission is a Recommending Authority only.
- 7. Street vacations and traffic pattern modification measures require two actions at the City Council: adoption of a resolution of intent to hold a public hearing and a public hearing.
- 8. See Government Code Section 65864 for more information on Development Agreements.
- 9. All decisions by the Planning Commission to approve or deny a permit or action are by simple majority of the members present and voting, with the following exceptions:
 - a. Conditional Use Permits, including revocations, and Planned Residential Development Permits require approval by a 2/3 majority of the Planning Commissioners present and voting; and
 - b. Zoning Code Text/Map Amendments, General Plan Text/Map Amendments, and Specific Plan Amendments require a majority vote of not less than four Planning Commissioners present and voting.
- 10. All decisions of the City Council to approve or deny a permit or action are by a majority vote of those present and voting except that a 2/3 vote of the total membership (five votes minimum) is required to approve an appeal of a decision of the Airport Land Use Commission (ALUC).
- 11. All tied votes of the Planning Commission mean that an application failed to be approved and will be treated as a denial. When a tie vote exists before the City Council, the Mayor shall have the voting right as any member of the City Council and may cast a vote for or against an item to break a tie. In the Mayor's absence, in the event of a tie vote, the Mayor Pro Tempore shall not have the right to cast a tie-breaking vote; in this instance the City Council vote shall be treated as a denial (Riverside City Charter Article IV, Section 405).
- 12. Refer to Section 19.680.030 (E) for details regarding the ALUC appeal process
- 13. The final decision-making authority for PRD's in the RC Zone shall be the City Council.

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EXHIBIT "E"

Table 19.740.020 Temporary Use Permit

Nui Cor per	iximum mber of nsecutive Days ' Event ¹	Maximum Number of Occurrences per Calendar Year ¹	Maximum Number of Days Per Calendar Year ¹	Type of Temporary Use Permit
Car Show 3		16	48	Minor
Caretaker Living Init	ial period of no n	nore than six months	, except that	Minor
		s of up to three mon		
, ,	•	ar from the date of tl	he initial siting may	
Construction be	granted.			
Christmas Tree 30		2	60	Minor
and Pumpkin				
Sales (Seasonal)				
Circus or Carnival 7 (With or without Tent)		1	7	Major
Dwelling Unit 30		4	60	Minor
(Motor Home, RV,				
Camper, etc.)				
Fair, Concert, 7		2	14	Minor
Exhibit or Similar				
Uses				
Fruit Stands 4		8	32	Minor
_	Garage Sales are Regulated by Chapter 5.49 of the Riverside Municipal Code			N/A
Mobile Medical 7 Units for Humans		2	14	Minor
	ntact Public Work nporary Car Wash	s Department for red nes	quirements for	N/A
Non-Commercial 10 Tent Meetings		1	10	Minor
Outdoor 3 Preparation of		6	18	Minor
Food				
(Temporary),				
Food and Drink				
Festivals, or				
Similar Uses				
Outdoor Sales in 5		8	40	Minor
Conjunction with		-	- 	
a Permanent Land				

Use (Parking Lot Sale)				
Outdoor Sales Event not in	4	4	16	Major
Conjunction with				Minor parking lot
a Permanent Land				sales exempt from
Use (Swap Meet)				TUP, see
Ose (Swap Wicet)				19.740.040.E
Special Events	Special Events are a	dministered by the A	rts and Cultural	N/A
(Events on Public	Affairs Division purs	suant to Chapter 2.28	of the Riverside	
Properties	Municipal Code			
including streets,				
schools, or parks)				
Subdivision Sales	Initial period of no	more than one year f	rom the date of the	Minor
Trailer or Office	initial siting may be			
During				
Construction		_		
Temporary	-	-	180	Major
Emergency				
Shelter				
Temporary	45	1	45	Minor
Holiday Storage				
Containers				
Vapor Recovery	-	-	-	Major
Operations				

;52=8q; ¹ An applicant or property owner may request an increase in the maximum number of days per event, number of occurrences, or days per calendar year by requesting consideration of a Temporary Use Permit to the City Manager and paying all applicable filing fees.