

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING NUMEROUS SECTIONS OF TITLE 19.

The City Council of the City of Riverside does ordain as follows:

Section 1: Section 19.060.030 of the Riverside Municipal Code is added as follows:

“Section 19.060.030 Rules and interpretations.

A. *Terminology.* When used in the Zoning Code, the following rules apply to all provisions of the Zoning Code:

...

D. *Intent.* Whenever there is any question regarding the interpretation of the provisions of the Zoning Code or their application to any specific case or situation, the ~~Zoning Administrator~~ Community & Economic Development Department Director or his/her designee, shall interpret the intent of the Zoning Code. The Community & Economic Development Director or his/her designee shall have the authority to forward to the Planning Commission any question regarding interpretation.

...”

Section 2: Table 19.150.020.A of the Riverside Municipal Code entitled “Permitted Uses Table” is amended as shown in Exhibit “A” attached hereto and incorporated herein.

Section 3. Table 19.150.020.B of the Riverside Municipal Code entitled “Incidental Uses Table” is amended as shown in Exhibit “B” attached hereto and incorporated herein.

Section 4. Table 19.150.020.C of the Riverside Municipal Code entitled “Temporary Uses Table” is amended as shown in Exhibit “C” attached hereto and incorporated herein.

Section 5. Section 19.410.040 of the Riverside Municipal Code is amended as follows:
“Section 19.410.040 Site location, operation and development standards.
The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to vehicle fuel stations unless otherwise specified here.

...

1 C. Except as setbacks along arterial streets may require additional setbacks, all buildings, structures
2 or improvements shall meet the following setbacks:

3 1. Gasoline and hydrogen fuel pumps or dispensers and canopies shall be located no closer
4 than 20 feet from any property line.

5 ...

6 F. Screening of pump islands and storage/production tanks for hydrogen fuel stations is encouraged
7 by orienting on-site buildings closer to perimeter street frontages.

8 G. Screening of hydrogen fuel storage/production tanks shall be accomplished by orienting the tanks
9 behind on-site buildings and within a solid masonry wall enclosure that blends with the building. If
10 this cannot be accomplished, screening shall consist of landscaping and/or artwork, or alternative
11 methods at the discretion of the approving authority. Use of chain-link or similar fencing materials is
12 not permitted.

13 GH. Notwithstanding other provisions to the contrary, the following site operation standards shall
14 apply to vehicle stations:

15 1. Operations outside the vehicle fuel station building shall be limited to the dispensing of
16 gasoline, oil, air and water.

17 ...

18 5. Hydrogen fuel pumps shall be oriented to provide adequate circulation throughout the site
19 I. Hydrogen fuel stations shall comply with the following:

20 1. Safety and performance standards established by the Society of Automotive Engineers and
21 accredited nationally recognized testing laboratories;

22 2. Any rules established by the state Air Resources Board, Energy Commission, or Department
23 of Food and Agriculture regarding safety, reliability, weights, and measures; and

24 3. All other applicable codes and regulations.”

25 Section 6. Section 19.440.030 of the Riverside Municipal Code is amended as follows:

26 “Section 19.440.030 Site location, operation and development standards.

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

development standards for the principal building.

...

E. Accessory structures within the single-family residential zones shall comply with the following additional regulations.

1. Setbacks.

...

2. Size limits for accessory structures.

a. All metal accessory structures shall be limited to a maximum total floor area of 120 square feet in the RR, RE, and R-1 Zones.

b. Accessory structures shall be limited to a maximum floor area of 750 square feet on lots less than one-half acre in the RR, RE, and R-1 Zones.

i. Exceptions. There is no size limit for accessory structures in the following instances:

(1) In the RC, RA-5, R-3 or R-4 Zones.

(2) On lots ~~greater than~~ one-half acre or greater in the RR, RE, and R-1 Zones.

(3) When built in conjunction with a Planned Residential Development (i.e. clubhouse) or Conditional Use Permit (i.e. assemblies of people - nonentertainment or assisted living).

..."

Section 7. Section 19.442.030 of the Riverside Municipal Code is amended as follows:

“Section 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.

A. *General.*

1. ADUs and JADUs shall comply with State and local building code requirements for dwellings.

...

1 10. For JADUs, a deed restriction shall be recorded, to run with the land and; to prohibit the
2 sale of the JADU separate from the sale of the primary dwelling ~~and restrict its size~~ as identified in
3 19.442.030(F).

4 ...

5 *E. Number of Units.*

6 1. Single-family.

7 a. The number of dwellings permitted on a lot developed with an existing or proposed
8 single-family residence shall be limited to the primary dwelling_{5.2}; one attached or converted
9 ADU_{5.2}; one detached, new construction ADU or MADU_{5.2}; and one JADU.

10 ..."

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

12 "Section 19.450.030 Site location, operation and development standards.

13 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
14 apply to all establishments selling alcohol, unless otherwise specified here.

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

16 ...

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

18 1. The business shall not be located within 600 feet of a hospital, public or private school (pre-
19 school through twelfth grade), assemblies of people—non-entertainment or public park, as measured
20 from any point upon the outside walls of the building or building lease space containing the business
21 to the nearest property line of the hospital, school, assemblies of people—non-entertainment or park
22 site, except in the Downtown Arts and Entertainment District, as defined in Article X (Definitions),
23 where the 600 foot distance restriction does not apply. However, in said Downtown Arts and
24 Entertainment District, the ~~Zoning Administrator~~ Community & Economic Development Department
25 Director or his/her designee, shall consider distances from the above listed uses for the purpose of
26 achieving compatibility of the business with neighboring uses as part of the review process.

27 ..."

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.

25 ...”

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

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

2 A. *Caretaker living quarters—Agricultural.*

3 ...

4 C. *Caretaker living quarters—Temporary during construction.*

5 1. The temporary unit shall be located on-site and in the rear half of the lot, unless
6 otherwise approved by the ~~Zoning Administrator~~Community & Economic Development Department
7 Director or his/her designee. In no instance shall the temporary unit be located within public right-of-
8 way.

9 ...

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

17 ...”

18 Section 12. Section 19.545.050 of the Riverside Municipal Code is amended as follows:
19 “Section 19.545.050 Permitted density bonus.

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

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

23 ...

24 C. *Bonus for other housing categories.* A residential development project that complies with the
25 eligibility requirements of Section 19.545.040 shall be entitled to density bonus as follows:

26 1. Units for transitional foster youth, disabled veterans, homeless persons, or seniors: 20
27 percent density bonus
28

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

...

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.

...

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."~~

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing ordinance was duly and regularly introduced and adopted at a meeting of the City Council
3 on the _____ day of _____, 2025, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

8 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
9 City of Riverside, California, this _____ day of _____, 2025.

10
11 _____
12 DONESIA GAUSE
13 City Clerk of the City of Riverside
14
15
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27
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311734 09/15/25

EXHIBIT "A"

19.150.020A 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												Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)							Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			Location of Required Standards in the Municipal Code
	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		
Accessory Buildings & Structures																						See Incidental Uses Table	
Adult-Oriented Businesses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	9.40 - Adult-Oriented Businesses 19.240 - Adult-Oriented Businesses	
Agricultural Field Office																						See Incidental Uses Table	
Agricultural Stand																						See Incidental Uses Table	
Agriculture, Horticulture and Growing of Nursery Plants (Farms, Field Crops, Flower & Truck Gardening, Orchards, Ranches & Tree Crops)	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X		
Aircraft Charter Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	For parking see Offices - Business and Professional under 19.580	
Aircraft Parts, Supplies, Merchandise and Equipment Shops	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	For parking see Vehicle Sales under 19.580	

[illegible]

[illegible]

Indoor (less than 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.427 - Vehicle Wholesale Business
Outdoor & Indoor (in excess of 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Veterinary Services:																								19.430 - Veterinary Services
Clinics and Small Animal Hospitals (short term boarding)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	
Incidental to a Pet Shop	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Warehousing & Distribution Facilities:																								19.435 - Warehousing & Wholesale Distribution [Facilities]
a. 10,000 sq. ft. or less	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
b. Greater than 10,000 sq. ft. and less than 100,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
c. 100,000 sq. ft. or more	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Wireless Telecommunication Facilities and Related Support Structures	X	X	P/C ¹	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C	19.530 - Wireless Telecommunications Facilities and Related Support Structures

* = For CBC, 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 (CUP), Chapter 19.760

PRD = Planned Residential Development Permit, Chapter 19.780

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.

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

SP = Site Plan Review Permit, Chapter 19.770

RCP = Recycling Center Permit, Chapter 19.870

sq. ft. = Square Feet

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.

²⁸ ~~Permitted by-right if located in an industrial or commercial zone and does not contain existing residential units, AND/OR if previously permitted developed with a service vehicle fuel station. Service station means any establishment which offers for sale or sells gasoline or other motor vehicle fuel to the public.~~

EXHIBIT "B"

19.150.020.B Incidental Uses Table

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

Use	Zones																Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)						Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)				Location of Required Standards in the Municipal Code			
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R- 1), Multiple Family Residential (R-3 and R-4))								Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)				BMP				I	AI	AIR	PF	RWY	NC Overlay				
Accessory Buildings & Structures	P	RC**	RA- 5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU- N	MU- V*	MU- U*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
		X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Agricultural Field Office	C	C	MC	X	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Accessory Dwelling Unit ¹ and Accessory Dwelling Unit, Junior	P	P	P	P	P	P	P	P	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Accessory Living Quarters	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Agricultural Stand	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Alcohol Sales:																														
Off-Sale	X	X	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
On-Sale ²	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC
Incidental to Florist Shop	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC
Concurrent Sale of Vehicle Fuel	X	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Animal Keeping:																														
Domestic Animals	P	P	P	P	P	P	P	P	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Non-Domestic Animals	P	P/C	P/MC	P ⁵	P ⁵	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Dairies	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Riding Stables & Academies	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Bees	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Earthworms	X	P/C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Aviaries	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Cannabis Cultivation:																				19.342 -
Commercial, including Medical Cannabis Cultivation, (Prohibited use)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Cannabis Uses and Activities See Article X (Definitions)
Personal - Indoor	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	
Personal - Outdoor (Prohibited Use)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Caretaker Living Quarters:																				19.465 -
Agricultural	X	C	MC	X	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Caretaker Living Quarters
Industrial Uses & Commercial Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Temporary During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Dwelling Unit(s) with Assemblies of people—non-entertainment***	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.255 Assemblies of People - Non - Entertainment
Entertainment - Incidental																				5.80 - Entertainment Permit
Fuel Systems - Private (Above Ground Tanks)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.480 - Fueling Systems - Private (Above Ground Tanks)
																				For vehicle fuel stations, see 19.410 -

P = Permitted
RCP = Recycling Center Permit, [Chapter 19.870](#).
PRD = Planned Residential Development Permit, [Chapter 19.780](#)

C = Subject to the granting of a conditional use permit (CUP), [Chapter 19.760](#)
TUP = Temporary Use Permit, [Chapter 19.740](#)
sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), [Chapter 19.730](#)
X = Prohibited
SP = Site Plan Review Permit, [Chapter 19.770](#)

EXHIBIT "C"

19.150.020.C Temporary Uses Table

This table identifies uses that are temporary in nature.

19.150.020.C Temporary Uses Table																							
This table identifies uses that are temporary in nature.																							
Use	Zones																			Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			Location of Required Standards in the Municipal Code
	Residential Zones								Office & Commercial Zones					Mixed Use Zones				Industrial 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 Retail, Commercial General, Commercial Regional Center)					(Neighborhood, Village, Urban)				(Business Manufacturing Park, General Industrial, Airport Industrial, Airport)					
	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		
Car Show	X	X	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP			
Caretaker Living Quarters - Temporary During Construction																							
Christmas Tree and Pumpkin Sales (Seasonal)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP			
Circus or Carnival (With or Without Tent)	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	X	X	X	TUP	TUP	TUP	TUP	TUP	X			
Dwelling Unit (Motor Home, RV, Camper, etc.)	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X	TUP	X	X	X	X	X	X	X	X			
Fair, Concert, Exhibit or Similar Uses	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP	TUP	TUP	TUP	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP ¹	X			
Fruit Stand	X	X ²	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X			
Mobile Medical Units for Humans	X	X	X	X	X	X	X	X	TUP	TUP	TUP	X	TUP	TUP	X	TUP	X	X	X	X			
Non-Commercial Tent Meetings	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP			
Outdoor Preparation of Food (Temporary)	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	TUP	X	X			
Outdoor Sales Event in Conjunction with a	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X			

[illegible]

*=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.B Incidental Uses Table

* = 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.

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

*** = Accessory to an Assemblies of People — Non-Entertainment and shall meet all applicable standards identified in Chapter 19.255, Assemblies of People—Non-Entertainment.

P = Permitted

RCP = Recycling Center Permit, Chapter 19.870.

PRD = Planned Residential Development Permit, Chapter 19.780

C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760

TUP = Temporary Use Permit, Chapter 19.740

sq. ft. = Square Feet

Chapter 19.730

X = Prohibited

SP = Site Plan Review Permit, Chapter 19.770

MC = Subject to the granting of Minor Conditional Use Permit (MCUP),

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 or Action	Approving and Appeal Authority			
	Community & Economic Development Department Director	Development Review Committee (DRC)	City Planning Commission ^(9,11)	City Council ^(1,11)
<i>Administrative</i>				
Design Review		F ⁽³⁾	A/AR ⁽³⁾	A ⁽³⁾ /F
Fair Housing and Reasonable Accommodation		F	AR	A ⁽⁴⁾ /F
<u>Findings of Public Convenience or Necessity</u>	<u>F</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 Interpretation	F		A/AR	A/F
<i>Public Hearing</i>				
Accessibility Appeals (Building Official decisions relating to access)			F	A/F
Airport Land Use Commission Appeals				A ^(10, 12) /F
Annexation or Detachment			R ⁽⁶⁾	A/F
Conditional Use Permit			F ^(6, 9)	A/F
Condominium Conversion Permit			R ⁽⁶⁾	A/F
Development Agreement and Amendment ⁽⁸⁾			R ⁽⁶⁾	A/F
Design Review			F ⁽³⁾	A/F ⁽³⁾
Floodplain Approval; Floodplain Variance			F	A/F
General Plan Text/Map Amendment			R ^(6, 9)	A/F
Planned Residential Development Permit			F ^(6, 9, 13)	A/F
Minor Planned Residential Development Permit			F ^(6, 9)	A/F
Small Lot Planned Residential Development Permit			F ^(6, 9)	A/F
Site Plan Review Permit			F ⁽⁶⁾	A/F
Specific Plan and Amendments			R ^(6, 9)	A/F

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

Notes:

1. Decisions of the City Council are final and cannot be appealed.
2. Reserved.
3. 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**

Temporary Use	Maximum Number of Consecutive Days per Event¹	Maximum Number of Occurrences per Calendar Year¹	Maximum Number of Days Per Calendar Year¹	Type of Temporary Use Permit
Car Show	3	16	48	Minor
Caretaker Living Quarters - Temporary During Construction	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.			Minor
Christmas Tree and Pumpkin Sales (Seasonal)	30	2	60	Minor
Circus or Carnival (With or without Tent)	7	1	7	Major
Dwelling Unit (Motor Home, RV, Camper, etc.)	30	4	60	Minor
Fair, Concert, Exhibit or Similar Uses	7	2	14	Minor
Fruit Stands	4	8	32	Minor
Garage Sales	Garage Sales are Regulated by Chapter 5.49 of the Riverside Municipal Code			N/A
Mobile Medical Units for Humans	7	2	14	Minor
Non-Commercial Car Wash	Contact Public Works Department for requirements for temporary Car Washes			N/A
Non-Commercial Tent Meetings	10	1	10	Minor
Outdoor Preparation of Food (Temporary), Food and Drink Festivals, or Similar Uses	3	6	18	Minor
Outdoor Sales in Conjunction with a Permanent Land	5	8	40	Minor

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

~~sz=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.