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ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING
NUMEROUS SECTIONS OF TITLE 19 OF THE RIVERSIDE MUNICIPAL
CODE REGARDING ZONING.

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

Section 1: Table 19.100.040.A of the Riverside Municipal Code entitled “Residential
Development Standards: Single-family Residential Zones” is amended as shown in Exhibit “A”
attached hereto and incorporated herein.

Section 2: Section 19.100.060 of the Riverside Municipal Code is amended as follows:

“Section 19.100.060 Additional regulations for the RA-5, RE, RC, RR and R-1 Zones.

A. *Additional density.* In the RE, RC, RR and R-1 zones and where consistent with the
applicable General Plan land use designation the typical project density may be increased
according to the regulations set forth in the Planned Residential Development Permit (PRD)
process (Chapter 19.780 - Planned Residential Development Permit).

...

~~C. — Exceptions to setback requirements.~~

~~1. — Front porches and balconies. In the R-1 Zones, front porches that are open except
for an overhead covering and have no habitable space above may encroach into the front setback
up to a maximum of six feet.~~

~~2. — Flexible yard setbacks.~~

~~a. — In the R-1 Zones, on local streets only, where the residential structure has the
garage set back ten or more feet from the required front yard setback, the habitable portion of the
residential structure may extend into the front setback up to a maximum of five feet.~~

~~b. — In conjunction with the consideration of a tentative tract or parcel map in the R-1-
7000 Zone, interior side yard setbacks may be reduced to five feet provided a minimum distance of
15 feet is maintained between adjacent dwellings.~~

~~c. — In the R-1 Zones, portions of the dwelling may encroach up to ten feet into the
required rear yard setback provided that the encroachment does not exceed 500 square feet in total
area.~~

1 3. ~~Accessory structures. Refer to Chapter 19.440 (Accessory Buildings and Structures)~~
2 ~~for development standards.~~

3 4. ~~Stairway projections. Refer to Chapter 19.630 (Yard Requirements and Exceptions)~~
4 ~~see Section 19.630.040 (Permitted Projections into Required Yards).~~

5 5. ~~Fire escape projections. Refer to Chapter 19.630 (Yard Requirements and~~
6 ~~Exceptions) see Section 19.630.040 (Permitted Projections into Required Yards).~~

7 6. ~~Cornice, eave and sill projections. Refer to Chapter 19.630 (Yard Requirements~~
8 ~~and Exceptions) see Section 19.630.040 (Permitted Projections into Required Yards).~~

9 7. ~~Additions to established dwellings. For lawfully established dwellings that do not~~
10 ~~conform to the side yards required in the RC, RR, RE and R-1 Zones additions may be constructed~~
11 ~~within such required side yards if such additions are located not closer to the side lot line than the~~
12 ~~existing dwelling; provided, that in no case shall such additions be located closer than five feet to~~
13 ~~interior side lot lines or ten feet to street side lot lines.~~

14 8. ~~Garage in the R-1 7000 Zone. In the R-1 7000 Zone, a garage that is an integral~~
15 ~~part of the main dwelling may be located not closer than five feet to any interior side lot line.~~

16 C9. Setbacks for RR Zoned Properties less than 20,000 square feet in area. For legally created
17 parcels within the RR Zone which are less than 20,000 square feet in area, the following setbacks
18 shall be provided and supersede those listed in Table 19.100.040.A as follows:

19 1a. For lots less than 8,500 square feet in area, the R-1-7000 standards apply.

20 2b. For lots greater than 8,500 square feet in area, but less than 10,500 square feet in
21 area, the R-1-8500 standards apply.

22 3e. For lots greater than 10,500 square feet in area, but less than 13,000 square feet in
23 area, the R-1-10500 standards apply.

24 4d. For lots greater than 13,000 square feet in area, but less than 20,000 square feet in
25 area, the R-1-13000 standards apply.

26 D. See also Section 19.630.040 – Permitted projections into required yards for additional
27 exceptions to the setback requirements.”

28

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

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

5 Section 5: Section 19.255.030 of the Riverside Municipal Code is amended as follows:

6 **“Section 19.255.030 Site location, operation and development standards.**

7 The standards set forth in Article V, Base Zones and Related Use and Development Provisions,
8 shall apply to assemblies of people—non-entertainment uses unless otherwise specified here.

9 A. *General requirements.*

10 ~~1.—— Parking shall be provided in accordance with Chapter 19.580 (Parking and Loading). In
11 determining the adequacy of parking to serve an assemblies of people—non-entertainment use, the
12 Development Review Committee or Planning Commission, as applicable, shall take into account
13 such factors as off-peak hours of operation of the use relative to other uses within the complex.~~

14 ~~The Development Review Committee or Planning Commission, as applicable, may impose such
15 conditions as necessary on the operating hours and characteristics of the operations to provide for
16 adequate parking at all times.~~

17 ~~2.—— Setbacks shall be at least 20 feet from every property line and shall not be located within
18 any front yard required in such zone; provided, however, that any interior side or rear yard may be
19 used for off-street parking purposes.~~

20 1. Parking

21 a. Parking shall be provided in accordance with Chapter 19.580 (Parking and Loading).
22 In determining the adequacy of parking to serve an assemblies of people—non-entertainment use,
23 the Development Review Committee or Planning Commission, as applicable, shall take into account
24 such factors as off-peak hours of operation of the use relative to other uses within the complex. The
25 Development Review Committee or Planning Commission, as applicable, may impose such
26 conditions as necessary on the operating hours and characteristics of the operations to provide for
27 adequate parking at all times.

1 b. Parking for places of worship affiliated with a housing development project shall be
2 provided in accordance with Government Code Section 65913.6.

3 c. Setbacks shall be at least 20 feet from every property line and shall not be located
4 within any front yard required in such zone; provided, however, that any interior side or rear yard
5 may be used for off-street parking purposes.

6 ...”

7 Section 6: Chapter 19.405 of the Riverside Municipal Code entitled “Tattoo and Body
8 Piercing Parlors” is deleted in its entirety.

9 Section 7: Section 19.440.030 of the Riverside Municipal Code is amended as follows:

10 **“Section 19.440.030 Site location, operation and development standards.**

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

14 A. No accessory structure shall be permitted unless a principal building exists and is occupied
15 by the use intended.

16 ...

17 E. Accessory structures within residential zones shall comply with the following additional
18 regulations.

19 1. Accessory structures shall be no closer to the front lot line than the front-most wall
20 of the dwelling nearest the front lot line.

21 ...

22 ~~5. In the RR, RE and R-1 Zones, all metal accessory structures shall be limited to a~~
23 ~~maximum total floor area of 120 square feet; all other accessory structures shall be limited to a~~
24 ~~maximum floor area of 750 square feet. There is no size limit for accessory structures in the RC,~~
25 ~~RA-5, R-3 or R-4 Zones or any Zone when built in conjunction with a Planned Residential~~
26 ~~Development (i.e. clubhouse) or Conditional Use Permit (i.e. assemblies of people~~
27 ~~nonentertainment or assisted living).~~

28

1 ~~6. Any accessory structure over five feet in height, excluding proposed accessory~~
2 ~~dwelling units which shall comply with requirements set forth in Chapter 19.440, shall be set back~~
3 ~~at least five feet from side and rear property lines.~~

4 5. Size limited for accessory structures.

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

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

9 6. Exceptions. There is no size limit for accessory structures in the following
10 instances:

11 a. In the RC, RA-5, R-3 or R-4 Zones

12 b. On lots greater than one-acre in the RR, RE, and R-1 Zones

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

15 76. Any accessory structure over five feet in height, excluding proposed accessory
16 dwelling units which shall comply with requirements set forth in Chapter 19.440, shall be set back
17 at least five feet from side and rear property lines.

18 87. Single-story accessory structures shall not exceed 20 feet in overall height and two-
19 story accessory structures shall not exceed 30 feet in overall height.

20 ...”

21 Section 8: Section 19.480.040 of the Riverside Municipal Code is amended as follows:

22 **“Section 19.480.040 Modifications.**

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

25 Section 9: Section 19.550.020 of the Riverside Municipal Code is amended as follows:

26 **“Section 19.550.020 Modifications.**

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

1 19.720 (Variance).”

2 Section 10: Section 19.550.030 of the Riverside Municipal Code is amended as follows:

3 **“Section 19.550.030 Height and location provisions.**

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

5 A. *Front yards.*

6 ...

7 C. *All yards.*

8 1. Free standing walls outside of any required setback area shall not exceed six (6) feet
9 in height, except as provided in subsection D below.

10 ~~21.~~ All height restrictions applying to fences and walls shall apply equally to hedges
11 planted within required yards forming a barrier serving the same visual purpose as a fence or wall.

12 ~~32.~~ Notwithstanding A and B above, any minimum required height of walls established
13 by the Zoning Code for screening or safety purposes shall be measured from the highest grade, not
14 including retaining wall portion.

15 D. Exceptions.

16 1. Alternative decorative screening constructed of a material other than solid
17 decorative masonry may be permitted where not visible from the public right-of-way subject to the
18 approval of the Community & Economic Development Director or his/her designee.

19 2. Required walls for sound attenuation.

20 a. Walls shall be permitted as a height sufficient to adequately attenuate sound in
21 compliance with Title 7 (Noise) as specified by an acoustical analysis prepared by a qualified
22 acoustical engineer or equivalent professional.

23 b. No variance or other discretionary approvals shall be required.

24 3. Walls adjacent to railroads, freeways, and flood control channels may extend up to
25 8 feet in height.

26 ~~42.~~ Fences or walls around a public utility building or structure may exceed the
27 provisions of this section as needed for security or public safety, subject to approval of the
28 Community & Economic Development Director or his/her designee.

1 53. Outdoor storage yards and incidental outdoor storage shall be subject to the location
2 and design regulations of Chapter 19.285 (Outdoor Storage Yard) and Chapter 10.510 (Outdoor
3 Storage - Incidental).”

4 Section 11: Section 19.580.060 of the Riverside Municipal Code is amended as follows:

5 **“Section 19.580.060 Parking requirements.**

6 A. *Minimum parking requirements.*

7 1. The number of off-street parking spaces required by Table 19.580.060 (Required
8 Spaces) shall be considered the minimum necessary for each use, unless off-street parking
9 reductions are permitted pursuant to provisions herein.

10 2. Pursuant to Government Code Section 65863.2, qualifying projects may be exempt
11 from minimum parking requirements.

12 32. In conjunction with a conditional use, site plan review or planned residential
13 development permit, the designated approving or appeal authority may increase these parking
14 requirements if it is determined that they are inadequate for a specific project.

15 ...”

16 Section 12: Section 19.580.070 of the Riverside Municipal Code is amended as follows:

17 **“Section 19.580.070 Off-street parking location and type requirements.**

18 A. *Single family dwellings.*

19 1. *Required number and type of spaces.* See Table 19.580.060 (Required Spaces)
20 Dwelling-Single Family.

21 ...

22 4. *Recreational vehicle parking in residential zones.*

23 a. *Recreational vehicles 10,000 pounds gross vehicular weight or less.* Permitted
24 parking and maneuvering areas shall be the same as those specified in 19.580.070.A.3.

25 b. *Recreational vehicles over 10,000 pounds gross vehicular weight.* Permitted
26 parking and maneuvering areas shall be the same as those specified in Section 19.580.070.A.3
27 provided that:

28

1 (1) ~~The parking of recreational vehicles with a gross vehicle weight rating of~~
2 ~~10,000 pounds or more shall only be allowed in the RR Rural Residential, RE Residential Estate,~~
3 ~~and RA 5 Residential Agricultural zones. Parking and maneuvering areas for such vehicles shall~~
4 ~~be limited to: The vehicle at no time creates a sight obstruction that poses a safety hazard pursuant~~
5 ~~to Chapter 19.550.050 – Sight clearance requirements.~~

6 (2) ~~At no time shall a recreational vehicle be permitted to encroach into the~~
7 ~~public right of way.~~

8 (3) ~~A minimum of 10 feet of space is maintained between the recreational~~
9 ~~vehicle and the back of the sidewalk.~~

10 (a) ~~— A garage or carport.~~

11 (b) ~~— A paved surface in the rear yard, outside of required setbacks, or an~~
12 ~~interior side yard area adjacent to the property's existing garage or carport, provided that~~

13 i. ~~— A side yard area adjacent to a street shall not be used for recreational~~
14 ~~vehicle parking.~~

15 ii. ~~— There shall be a minimum of 15 feet between the side property line~~
16 ~~and the nearest eave overhang.~~

17 iii. ~~— The side yard area shall be accessible from the property's existing~~
18 ~~driveway. Only one driveway opening is permitted, except in the case of an existing circular~~
19 ~~driveway. However, a second driveway may be added if the property has 100 feet or more of street~~
20 ~~frontage or has frontage on two streets, subject to approval by the Planning and Public Works~~
21 ~~Departments.~~

22 iv. ~~— A recreational vehicle parked in a side yard shall not extend forward~~
23 ~~of the front wall of the residence.~~

24 (c) ~~— A recreational vehicle may not have any utility hookups or be used as~~
25 ~~living quarters except as permitted by 19.465 (Caretaker Living Quarters – Temporary).~~

26 (d) ~~— The property may be fenced subject to current Zoning Code~~
27 ~~standards.~~

28

1 (a) If there is no sidewalk between the property and the curb, a minimum
2 of 15 feet shall be maintained between the recreational vehicle and the end of the paved driveway
3 or property line, whichever is nearest.

4 c. Access. A side yard area used for recreational vehicle parking shall be accessible
5 from the property's existing driveway.

6 (1) Only one driveway opening is permitted, except in the case of an existing
7 circular driveway.

8 (2) Driveway openings may require widening to accommodate side-yard
9 recreational vehicle parking, subject to the approval of the Public Works Department.

10 (3) A second driveway may be added if the property has 100 feet or more of
11 street frontage or has frontage on two streets, subject to approval by the Planning Division and
12 Public Works Department.

13 d. A recreational vehicle may not have utility hookups or be used as living quarters
14 except as permitted by Section 19.465 (Caretaker Living Quarters – Temporary).

15 ee. Registration and vehicle condition. All recreational vehicles parked outside of a
16 completely enclosed garage shall be currently and legally registered except as provided for by
17 State law and shall be in an operable and movable condition within one hour. Motorized
18 recreational vehicles, shall be movable under their own power. Boats and other nonmotorized
19 vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of
20 vehicle being towed.

21 ..."

22 Section 13: Section 19.630.040 of the Riverside Municipal Code is amended as follows:

23 **“Section 19.630.040 Permitted projections into required yards.**

24 A. Cornices, eaves, belt courses, sills bay windows, buttresses, or other similar architectural
25 features may project up to four feet into a required front yard area and may project into a required
26 side or rear yard area up to four inches per one foot of width of such yard.

27 B. Fire escapes may project up to four feet into any required yard area.

28 C. Open, unenclosed, and uncovered staircases or balconies may project up to 2.5 feet into any

1 required yard area.

2 ~~D. First floor, uncovered porches, platforms, or landings may project into the required front~~
3 ~~yard area a distance not exceeding 20 percent of such yard. In no case shall it extend more than~~
4 ~~five feet into the required front yard area. Such porches, platforms, or landings may project up to~~
5 ~~three feet into a required side or rear yard area. An openwork railing, not more than two and one-~~
6 ~~half feet in height, may be installed on such porch, platform, or landing. Single-story porches may~~
7 ~~encroach into the required front yard up to 20% of the yard length or six feet, whichever is less.~~

8 E. Permitted projections into required yards for RA-5, RE, RR and R-1 Zones

9 1. Flexible yard setbacks.

10 a. In the R-1 Zones, on local streets only, where the residential structure has the garage
11 set back ten or more feet from the required front yard setback, the habitable portion of the residential
12 structure may extend into the front setback up to a maximum of five feet.

13 b. In conjunction with the consideration of a tentative tract or parcel map in the R-1-
14 7000 Zone, interior side yard setbacks may be reduced to five feet provided a minimum distance of
15 15 feet is maintained between adjacent dwellings.

16 c. In the R-1 Zones, portions of the dwelling may encroach up to ten feet into the
17 required rear yard setback provided that the encroachment does not exceed 500 square feet in total
18 area.

19 2. Additions to established dwellings. For lawfully established dwellings that do not
20 conform to the side yards required in the RC, RR, RE and R-1 Zones additions may be constructed
21 within such required side yards if such additions are located not closer to the side lot line than the
22 existing dwelling; provided, that in no case shall such additions be located closer than five feet to
23 interior side lot lines or ten feet to street side lot lines.

24 3. Garage in the R-1-7000 Zone. In the R-1-7000 Zone, a garage that is an integral part of the
25 main dwelling may be located not closer than five feet to any interior side lot line.

26 ~~FE.~~ A minimum distance of three feet shall be maintained between all projections and any
27 property line.”

28

1 Section 14: Section 19.910.020 of the Riverside Municipal Code is amended as follows:

2 **“Section 19.910.020 “A” Definitions.**

3 *Abandon* means to cease to use, operate or occupy.

4 ...

5 *Agricultural use* means the use of land for the commercial or non-commercial purpose of
6 planting, growing, raising, and harvesting of crops, livestock, or poultry; all of which shall be
7 subject to any applicable state license, to a conditional use permit where required under this Code,
8 and to the limitations and exclusions presented in this definition or as set forth for specific zones
9 created under this Code. For the purpose of this definition, crops shall not include cannabis or
10 hemp. “Agricultural use” includes employee housing as defined by California Health and Safety

11 Code Section 17021.6.

12 ...”

13 Section 15: Section 19.910.170 of the Riverside Municipal Code is amended as follows:

14 **“Section 19.910.170 “P” Definitions.**

15 *Pad, building.* See "building pad."

16 ...

17 *Personal services* means establishments providing nonmedically related services, including but not
18 limited to beauty and barber shops; dry cleaning pick-up stores; self-service laundry, massage,
19 shoe repair shops, tailoring, tanning salons; tattoo and body piercing parlors. These uses may also
20 include accessory retail sales of products related to the services provided.

21 ...”

22 Section 16: Section 19.910.210 of the Riverside Municipal Code is amended as follows:

23 **“Section 19.910.210 “T” Definitions.**

24 ~~*Tattoo/body piercing parlor* means a business establishment where tattooing or body piercing is~~
25 ~~*performed.*~~ See “personal services.”

26 ...

27 *Trash.* See "solid waste."

28 *Truck and Trailer Storage* means the storage or parking of any truck and/or towable trailer designed

1 primarily for transportation of goods for extended periods of time as a primary use. For the purposes
2 of this title, truck and trailer storage shall not include trucks or trailers parked or stored incidentally
3 to another primary permitted land use i.e., manufacturing, warehousing, etc.

4 ...”

5 Section 17: The City Clerk shall certify to the adoption of this Ordinance and cause publication
6 once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of
7 Riverside. This Ordinance shall become effective on the 30th day after the date of its adoption.

8 ADOPTED by the City Council this ____ day of _____, 2023.

9
10 _____
11 PATRICIA LOCK DAWSON
12 Mayor of the City of Riverside

13 Attest:

14 _____
15 DONESIA GAUSE
16 City Clerk of the City of Riverside

17 //
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1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
3 ____ day of _____, 2023, and that thereafter the said ordinance was duly and regularly
4 adopted at a meeting of the City Council on the ____ day of _____, 2023, by the
5 following vote, to wit:

6 Ayes:

7 Noes:

8 Absent:

9 Abstain:

10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
11 City of Riverside, California, this ____ day of _____, 2023.

12
13 _____
14 DONESIA GAUSE
15 City Clerk of the City of Riverside
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28 23-1109 10/12/23

EXHIBIT “A”

**Table 19.100.040.A
Residential Development Standards: Single-family Residential Zones**

Development Standards	Single-family Residential Zones								
	RA-5	RC ¹²	RR	RE	R-1-1/2 Acre	R-1-1300	R-1-10500	R-1-8500	R-1-7000
Density - Maximum (Dwelling Units per Gross Acre) ^{1,15, 16}	0.20	0.50 ¹¹	2.1 ¹¹	1.0 ¹¹	2.0 ¹¹	3.4 ¹¹	4.1 ¹¹	5.1 ¹¹	6.2 ¹¹
Lot Area - Minimum (Net) ¹⁶	5 Acres ^{2,9,14}	Varies ^{2,14}	20,000 sq. ft.	1 Acre	21,780 sq. ft.	13,000 sq. ft.	10,500 sq. ft.	8,500 sq. ft.	7,000 sq. ft.
Lot Width - Minimum ¹⁶	300 ft. ²	130 ft. ²	100 ft. ^{13,14}	130 ft. ^{13,14}	125 ft. ^{13,14}	100 ft. ^{13,14}	90 ft. ^{13,14}	80 ft. ^{13,14}	60 ft. ^{13,14}
Lot Depth - Minimum ¹⁶	500 ft. ²	100 ft. ²	150 ft.	150 ft.	150 ft.	110 ft.	110 ft.	100 ft.	100 ft.
Building Height - Maximum ^{10,15}	35 ft.	20 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Number of Stories - Maximum ¹⁵	2	1	2	2	2	2	2	2	2
Lot Coverage - Maximum	30%	N/A	30%	30%	30%	30%	35%	35%	40%
Setbacks - Minimum ⁸									
A. Front ⁷	40 ft. ²	30 ft. ^{2, 6}	30 ft.	30 ft.	30 ft. ⁴	25 ft. ⁴	25 ft. ⁴	25 ft. ⁴	20 ft. ⁴
B. Side ^{5, 16}	20 ft. ²	25 ft. ²	20 ft.	25 ft.	20 ft.	15 ft. ³	10/15 ft. ³	7.5/12.5 ft. ³	7.5/10 ft. ³
C. Rear ^{5, 16}	25 ft. ²	25 ft. ²	100 ft.	30 ft.	35 ft.	30 ft.	25 ft.	25 ft.	25 ft.

Notes:

1. See Section 19.100.060 A (Additional Density). Gross acreage means streets are included for density purposes. Notwithstanding allowable density on a gross acreage basis, individual lots must meet the minimum lot size requirements exclusive of streets, except in the RA-5 Zone as described in Note 9.
2. Lot width, depth and area; building area; and setback requirements shall be as required as set forth in the Table. However, the zoning standards and requirements of the RC and RA-5 Zones shall not apply to any buildings existing prior to or under construction on November 13, 1979, or to the restoration or rehabilitation of or to any additions to such buildings, provided that the use, restoration,

rehabilitation or addition shall conform to the current standards and requirements of the zoning in existence immediately prior to November 13, 1979. Also see Section 19.100.050 A (Lot Area).

3. Where a lot is less than 65 feet in width and was of record prior to November 23, 1956, or was of record prior to the date on which such lot was annexed to the City, the required side yards adjacent to interior side lot lines shall be reduced to five feet.
4. Front setback exceptions: See Section [19.630.040 E \(Permitted projections into required yards for RA-5, RE, RR, and R-1 Zones\)](#). ~~19.100.060 C (Exceptions to Setback Requirements)~~.
5. Side and rear setback exceptions: See Section [19.630.040 E \(Permitted projections into required yards for RA-5, RE, RR, and R-1 Zones\)](#). ~~19.100.060 C (Exceptions to Setback Requirements)~~. The side setback can be applied to either side except that the larger setback is required when a side yard is adjacent to a street.
6. No lot that fronts onto Hawarden Drive within the Hawarden Drive Special Design Area, generally between Anna Street and the Alessandro Arroyo, shall have a front yard depth of less than 50 feet.
7. Where a lot or parcel of land at the junction of two intersecting streets in any residential zone has frontage on each street over 130 feet in length, front yards of the depth required in the appropriate zone shall be required on both frontages. Also see Chapter 19.630 (Yard Requirements and Exceptions).
8. No dwelling shall be located closer than five feet to any retaining wall exceeding two feet in height, unless such retaining wall is an integral part of an approved dwelling.
9. Lot area in the RA-5 Zone is measured to the centerline of the adjoining street or streets; provided, however, individuals may construct one single-family dwelling on a lot of less than five acres existing as of May 15, 1979 and the residence is owner occupied after construction.
10. Refer to Chapter 19.560 (Building Height Measurement) for height measurement and exceptions to height limits.
11. Project density may be greater in a Planned Residential Development (see Chapter 19.780).
12. See Section 19.100.050 (Additional Regulations for the RC Zone).
13. See Section 18.210.080 (Lots) and Article X (Definitions) for exceptions for cul-de-sac lots, knuckle lots, lots on curves and corridor lots.
14. See Section 18.210.030 N.2.a for exception to lot size on private streets if over 20,000 square feet.
15. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
16. See Chapter 18.085 (Urban Lot Splits) of the Subdivision Code and Chapter 19.443 (Two-Unit Developments) of this Title for density, lot area, lot width, lot depth, side setback and rear setback requirements for residential development pursuant to California Government Code § 65852.21 and § 66411.7.

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)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)			Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)							
	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		
Drive-thru Businesses incidental to:																						
Restaurants	X	X	X	X	X	X					X				X	X	X	X	X			
Banks & Financial Institutions/Services (including Standalone-ATMs)	X	X	X	X	X	X					X				X	X	X	X	X			
Drug Store & Pharmacies																						
2,000 sq. ft. or less	X	X	X	X	X	X					X				X	X	X	X	X			
More than 2,000 sq. ft.	X	X	X	X	X	X					X				X	X	X	X	X			
Other Uses	X	X	X	X	X	X					X				X	X	X	X	X			
Dwelling Unit(s) with Assemblies of people—non-entertainment***	X	X	X	X	X	X					X				X	X	X	X	X			

