

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING VARIOUS SECTIONS OF TITLES 18, 19, AND 20.

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

Section 1: Section 18.085.030 of the Riverside Municipal Code is amended follows:

“Section 18.085.030 Requirements.

A parcel map for an urban lot split made pursuant to California Government Code § 66411.7 shall conform with the following [requirements, pursuant to Government Code Section 65913.4\(a\)\(6\) and Section 66411.7\(a\):](#)

A. *Location.* The parcel being subdivided shall:

1. Be located within a Single-Family Zone (R-1, RE, RR, RC, DSP-RES, or NSP-MDR);
2. Not be located within a Very High Fire Hazard Severity Zone, [with the exception of sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development,](#);

...”

Section 2: Section 18.085.040 of the Riverside Municipal Code is amended as follows:

“Section 18.085.040 Subdivision standards.

A. *Lot size.* The new parcels shall be of approximately equal parcel area. In no instance shall a parcel be smaller than 40 percent of the lot area of the original parcel proposed for subdivision, or smaller than 1,200 square feet, whichever is greater.

B. *Access to streets.* Every parcel shall have access to, provide access to, or adjoin the public right-of-way.

a. A minimum ten-foot-wide direct access corridor or easement shall be required when parcels do not adjoin the public right-of-way.

b. Additional access requirements, including but not limited to a wider access corridor or easement, may be required where necessary to provide adequate access for fire safety equipment ~~as determined by the Fire Marshal.~~ [pursuant to Chapter 16.32 – Fire Prevention.](#)

1 ...”

2 Section 3: Section 18.085.060 of the Riverside Municipal Code is deleted in its entirety as
3 follows:

4 ~~A. The applicant of a proposed urban lot split shall provide written notice to the record owners of all~~
5 ~~property adjacent to/within 300 feet of the exterior boundaries of the property on which the subdivision~~
6 ~~is proposed.~~

7 ~~B. The notice shall be mailed via Certified United States Mail to the last known name and address of~~
8 ~~such owners as shown on the latest available equalized assessment roll of the County Assessor.~~

9 ~~C. The notice shall identify:~~

10 ~~1. The location of the property;~~

11 ~~2. The nature of the proposed subdivision;~~

12 ~~3. Contact information for the project manager;~~

13 ~~4. Contact information for the Public Works Department; and~~

14 ~~5. The following statement: "This Notice is sent for informational purposes only and does not~~
15 ~~confer a right on the noticed party or any other person to comment on the proposed project. Approval~~
16 ~~of this project is ministerial, meaning the City of Riverside has no discretion in approving or denying~~
17 ~~the project if it complies with all legal requirements. Approval of this project is final and not subject~~
18 ~~to appeal."~~

19 ~~D. The notice shall be sent no fewer than 30 days after pre-clearance approval of the urban lot split.~~
20 ~~Urban lot split applications that include a two-unit development shall follow the noticing requirements~~
21 ~~for the two-unit development (19.443.080 Noticing).~~

22 ~~E. A final parcel map for an urban lot split shall not be recorded until such time as evidence of the~~
23 ~~completed certified mailing has been furnished to the Public Works Department."~~

24 Section 4: Section 18.085.070 of the Riverside Municipal Code is amended as follows:
25 “Section 18.085.0760 Additional requirements.”

26 Section 5: Section 18.085.080 of the Riverside Municipal Code is amended as follows:
27 “Section 18.085.0870 Severability.”
28

1 Section 6: Section 19.443.040 of the Riverside Municipal Code is amended as follows:
2 “Section 19.443.040 Requirements.
3 A two-unit development made pursuant to California Government Code Section 65852.21 shall
4 conform with the following requirements, pursuant to California Government Code Section
5 65852.21(a) and Section 65913.4(a)(6):
6 A. *Location.* A parcel for a two-unit development or urban lot split shall:
7 1. Be located within a Single-Family Zone (R-1, RE, RR, RC, DSP-RES, or NSP-MDR);
8 2. Not be located within a Very High Fire Hazard Severity Zone, with the exception of sites
9 that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire
10 mitigation measures applicable to the development;
11 ...”

12 Section 7: Section 19.443.050 of the Riverside Municipal Code is amended as follows:
13 “Section 19.443.050 Development standards.
14 Development pursuant to this Chapter shall comply with the following:
15 A. *Number of units.*
16 1. Two-unit developments.
17 a. The maximum number of attached or detached primary dwelling units permitted on
18 any lot in a single-family zone is two.
19 b. No more than ~~three~~four total dwelling units, inclusive of ~~Accessory Dwelling Units~~
20 ~~(ADUs) and Junior Accessory Dwelling Units (JADUs)~~ up to two detached, attached, and
21 junior ADUs pursuant to the requirements of Chapter 4.42, may be constructed on any
22 undivided lot in a single-family zone.
23 2. Urban lot splits.
24 a. A maximum of two dwelling units of any kind may be constructed on any single-
25 family lot established through an urban lot split pursuant to Chapter 18.085 (Urban Lot Splits)
26 of the Subdivision Code, inclusive of ~~ADUs and JADUs~~ detached, attached, and junior ADUs,
27 for a maximum of four units total on both lots.
28 b. The maximum number of units that result from any urban lot split may include

primary dwellings, ~~ADUs and JADUs~~ detached, attached, and junior ADUs.

...

C. Setbacks.

1. The ~~interior~~ side ~~yard~~ and rear yard setbacks for two-unit developments shall be at least four feet.

2. The front yard ~~and street side yard~~ setbacks for two-unit developments shall be as required by the Zone.

...

E. The application of any development standard that would physically prevent the development of at least up to two primary dwelling units ~~of at least 800 square feet or that would physically preclude either of the two units from being at least 800 square feet in floor area~~ shall be waived. No Variance or other discretionary action shall be required.

..."

Section 8: Section 18.443.060 of the Riverside Municipal Code is amended as follows:
"Section 18.443.060 Design standards.

~~A. Privacy.~~

~~a. A minimum separation of 10 feet shall be provided between any detached dwellings on the site.~~

~~b. Windows within 30 feet of a neighboring structure on another parcel shall not directly align with the windows of the neighboring structure.~~

~~c. Upper story unenclosed landings, decks, and balconies that face or overlook an adjoining property shall be located a minimum of 15 feet from the interior lot lines.~~

~~B. Building height. Where any portion of the proposed construction consists of two stories or exceeds 16 feet in overall height, upper floors and the portions of the structure exceeding 16 feet in height shall comply with the minimum required setbacks of the underlying zone.~~

~~C. Materials.~~

...

~~D. Landscaping.~~

1 a. Front and street side yard areas shall be fully landscaped pursuant to the requirements
2 of Chapter 19.570 (Water Efficient Landscaping and Irrigation) and the Citywide Design Guidelines.

3 ~~b. A minimum of one 24-inch box tree of a broadleaf or evergreen species shall be provided~~
4 ~~on-site per unit constructed. Palms shall not be considered to satisfy this requirement.~~

5 ~~eb.~~ Complete landscaping and irrigation plans shall be submitted to the Planning Division prior
6 to the issuance of building permits.

7 ~~dc.~~ Installation of approved landscaping shall be completed prior to release of final
8 occupancy.”

9 Section 9: Section 19.443.070 of the Riverside Municipal Code is amended as follows:
10 “Section 19.443.070 Additional requirements.

11 *A. Short-term rentals.*

12 . . .

13 *B. Owner occupancy.*

14 a. Unless the lot on which a two-unit development is constructed was established
15 through an ~~U~~urban ~~L~~lot ~~S~~split pursuant to Chapter 18.085 (Urban Lot Splits) of the Subdivision
16 Code, the owner of the property shall reside in one of the units as their principal residence.

17 b. A deed restriction shall be recorded on title to the subject property binding current
18 and future owners to this requirement.

19 c. Owner occupancy requirements for two-unit developments constructed on lots
20 established through an ~~U~~urban ~~L~~lot ~~S~~split shall be as set forth in Chapter 18.085 of the Subdivision
21 Code.

22 . . .”

23 Section 10: Section 19.443.080 of the Riverside Municipal Code is deleted in its entirety as
24 follows:

25 ~~“Section 19.443.080 Noticing.~~

26 ~~A. The Applicant of a proposed two-unit development shall provide written notice to the record owners~~
27 ~~of all properties within 300 feet of the exterior boundaries of the property on which the development~~
28 ~~is proposed.~~

~~B. The notice shall be mailed via Certified United States Mail to the last known name and address of such owners as shown on the latest available equalized assessment roll of the County Assessor.~~

~~C. The notice shall identify:~~

- ~~a. The location of the property;~~
- ~~b. The nature of the proposed construction;~~
- ~~c. The anticipated start and end dates of construction;~~
- ~~d. Contact information for the project manager;~~
- ~~e. Contact information for the Community & Economic Development Department; and~~
- ~~f. The following statement: "This Notice is sent for informational purposes only and does not confer a right on the noticed party or any other person to comment on the proposed project. Approval of this project is ministerial, meaning the City of Riverside has no discretion in approving or denying the project if it complies with all legal requirements. Approval of this project is final and not subject to appeal."~~

~~D. The notice shall be sent no fewer than 14 days prior to the issuance of a permit for the proposed two-unit development.~~

~~E. No permit shall be issued until such time as evidence of the completed certified mailing has been furnished to the Planning Division and it has been verified that the minimum notice period has elapsed."~~

Section 11: Section 19.443.090 of the Riverside Municipal Code is amended as follows:
"Section 19.443.0980 Variances."

Section 12: Section 19.443.100 of the Riverside Municipal Code is amended as follows:
"Section 19.443.~~100~~090 Severability."

Section 13: Section 20.50.010 of the Riverside Municipal Code is amended as follows:
"Section 20.50.010 Definitions.

For the purposes of this title, these terms are defined as follows:

Alteration means any change, modification, or demolition, through public or private action, to the character-defining or significant physical features of properties affected by this title. Such changes

1 may be: changes to, or modifications of, structural or architectural details or visual characteristics;
2 grading; surface paving; the addition of new structures; the cutting or removal of designated trees,
3 landscapes or other natural features; the disturbance of archaeological sites or areas; or the
4 placement or removal of any significant objects such as signs, plaques, light fixtures, street furniture,
5 walls, fences, steps, plantings, or landscape accessories affecting the significant visual and/or
6 historical qualities of the Cultural Resource.

7 ...

8 *Cultural resource* means improvements, natural features, sites, cultural landscapes, or other objects,
9 which may reasonably be of scientific, aesthetic, educational, cultural, architectural, social, political,
10 military, historical or archaeological significance. This includes designated cultural resources, eligible
11 cultural resources, and contributing features to Historic Districts and Neighborhood Conservation
12 Areas. A "Point of Cultural Interest" as recognized under Title 20 is expressly not under this definition.

13 [Cultural resource has the same meaning as historic resource pursuant to the California Government](#)
14 [Code.](#)

15 ...”

16 Section 14: The City Council has reviewed the matter and, based upon the facts and
17 information contained in the staff reports, administrative record, and written and oral testimony,
18 hereby finds that this ordinance is not subject to CEQA pursuant to Section 15061(b)(3) (General
19 Rule), as it can be seen with certainty that approval of the project will not have an effect on the
20 environment.

21 Section 15: The City Clerk shall certify to the adoption of this ordinance and cause publication
22 once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City
23 of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption but
24 shall not be operative and enforced by the City of Riverside until approved by the voters of the City
25 of Riverside in compliance with California law.

26 //

27 //

28 //

1 ADOPTED by the City Council this _____ day of _____, 2025.

2

3

4

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

5

Attest:

6

7

DONESIA GAUSE
City Clerk of the City of Riverside

8

9

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

10

11

Ayes:

12

13

Noes:

14

Absent:

15

Abstain:

16

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

17

18

19

DONESIA GAUSE
City Clerk of the City of Riverside

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