

Zoning Code Clean Up

PR-2023-001525 (Zoning Text Amendment)

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Commission
Agenda Item: 4
September 14, 2023

RiversideCA.gov

1

PURPOSE



Ensure Zoning Code Compliance with State Law



Clarify ambiguous, conflicting, and/or outdated language



Align the Zoning Designation of APN 229-082-008 with the existing General Plan Land Use Designation of C – Commercial.



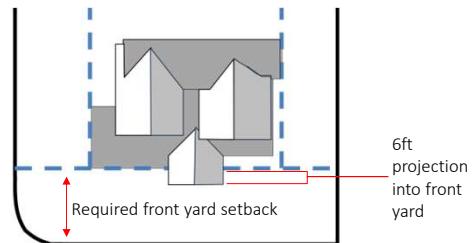
2

RiversideCA.gov

2

AMENDMENT 1: PROJECTIONS INTO YARDS

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



3

RiversideCA.gov

3

AMENDMENT 2: MIXED USE ZONE CONSISTENCY

CODE SECTION	<ul style="list-style-type: none"> 19.150.020.A (Permitted uses table)
CURRENT	<ul style="list-style-type: none"> Drive-thru restaurant permitted with Conditional Use Permit in all Commercial and some Mixed-Use Zones Prohibited in all other zones, including MU-Neighborhood
PROPOSED	<ul style="list-style-type: none"> Remove permitted use in MU-Village and MU-Urban inconsistent with intents and purposes in 19.120.010(B) Remains permitted in all Commercial Zones



4

RiversideCA.gov

4

AMENDMENT 3: TATTOO PARLORS

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



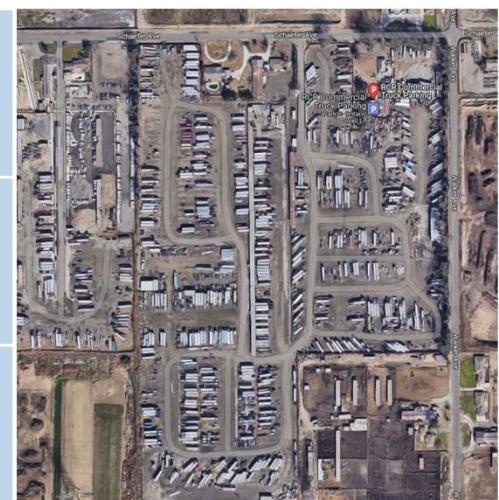
5

RiversideCA.gov

5

AMENDMENT 4: TRUCK AND TRAILER STORAGE

CODE SECTION	<ul style="list-style-type: none"> 19.150.020.A (Permitted uses table) 19.910 (Definitions)
CURRENT	<ul style="list-style-type: none"> “Truck and Trailer Storage” not a listed or defined use “Truck Terminal” listed twice but undefined, creating ambiguity and conflict
PROPOSED	<ul style="list-style-type: none"> Remove “Truck Terminal” from RMC Define and prohibit “Truck and Trailer Storage” as standalone use Truck/trailer storage remains allowed with other primary industrial use(s)



6

RiversideCA.gov

6

AMENDMENT 5: AB 2244

CODE SECTION	<ul style="list-style-type: none"> 19.255 (Assemblies of People – Non-Entertainment) 	
CURRENT	<ul style="list-style-type: none"> RMC regulates parking requirements for Assemblies of People uses separate from housing units in the same project 	
PROPOSED	<ul style="list-style-type: none"> Cite AB 2244 under Chapter 19.255 (Assemblies of People – Non-Entertainment) Allows Assemblies of People uses and residential units in the same project to share parking 	

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

RiversideCA.gov

7

AMENDMENT 6: PRIVATE FUEL STATIONS

CODE SECTION	<ul style="list-style-type: none"> 19.480.040 – (Fueling Systems – Private [Above-ground]) 	
CURRENT	<ul style="list-style-type: none"> Section 19.150.020 Permitted Land Uses requires a Minor Conditional Use permit to modify development standards Section 19.480.040 requires a Conditional Use Permit to modify development standards 	
PROPOSED	<ul style="list-style-type: none"> Amend Section 19.480.040 to requires a Minor Conditional Use permit for modifications, consistent with Section 19.150.020 	

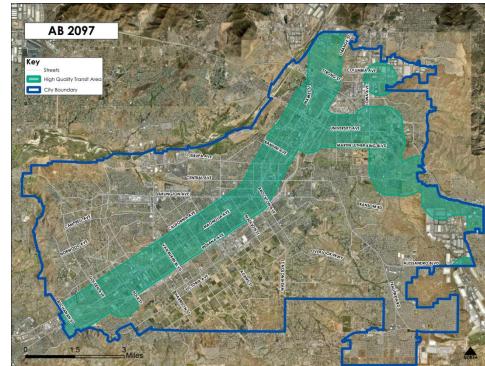


RiversideCA.gov

8

AMENDMENT 7: AB 2097

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



9

RiversideCA.gov

9

AMENDMENT 8: ACCESSORY STRUCTURES

CODE SECTION	<ul style="list-style-type: none"> Chapter 19.440.030 Site location, operation, and development standards.
CURRENT	<ul style="list-style-type: none"> Current regulations preclude larger sized lots in the RR, RE, and R-1 Zones from constructing accessory structures greater than 750 sf.
PROPOSED	<ul style="list-style-type: none"> Remove size limits for accessory structures on lots greater than 1 acre in the RE, RR, and R-1 Zones. Accessory structures on properties less than 1 acre remain subject to 750 sf size limit.



10

RiversideCA.gov

10

AMENDMENT 9: RV PARKING

CODE SECTION	<ul style="list-style-type: none"> Chapter 19.580.070 Off street parking location and type requirements
CURRENT	<ul style="list-style-type: none"> RVs less than 10,000 pounds gross vehicular weight rating (GVWR) may be stored in any SFR Zone. RVs more than 10,000 GVWR can only be parked in the RA-5, RE, and RR Zones and are limited to side and rear yard areas only
PROPOSED	<ul style="list-style-type: none"> All RVs permitted to park in all SFR Zones May not encroach onto the public right of way May not block the visibility of on-coming vehicular and pedestrian traffic



Image source: RVLife.com



Image source: The Great Bend Tribune

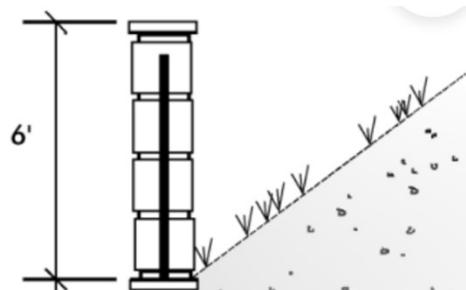
11

RiversideCA.gov

11

AMENDMENT 10: WALL HEIGHTS

CODE SECTION	<ul style="list-style-type: none"> 19.550 (Fences, Walls and Landscape Materials)
CURRENT	<ul style="list-style-type: none"> Maximum wall heights outside of required setbacks not clearly stated Maximum wall heights adjacent to utility/mobility infrastructure not specified Walls for sound attenuation not specified
PROPOSED	<ul style="list-style-type: none"> Reaffirm 6 ft. height for walls outside of required setbacks Allow 8 ft. height for walls adjacent to railroads, freeways, and flood control channels Permit sound walls at height identified in noise study, when needed



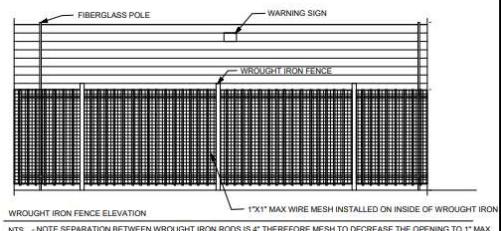
RiversideCA.gov

12

12

AMENDMENT 11: PERMITTED WALL MATERIALS

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



13

RiversideCA.gov

13

AMENDMENT 12: EMPLOYEE HOUSING ACT

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



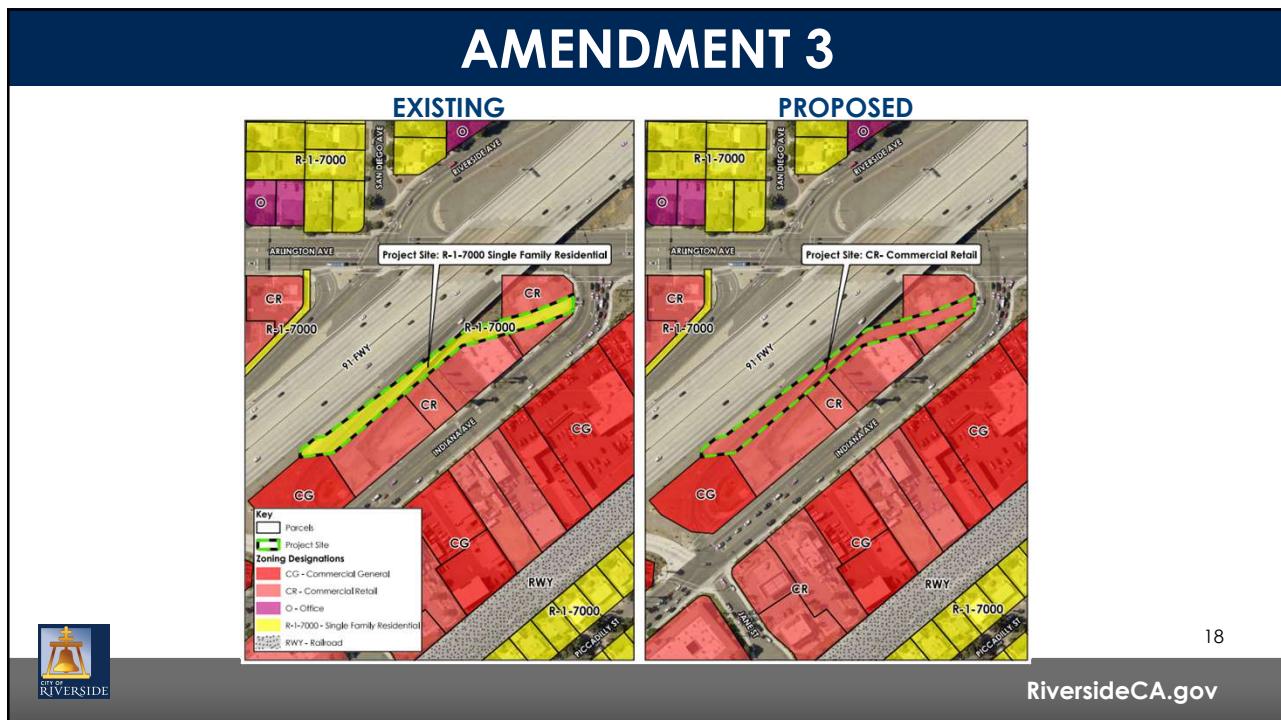
Image source: Ventura County Star – Rendering of proposed farmworker housing in Camarillo, CA

RiversideCA.gov

14



AMENDMENT 3



18

STRATEGIC PLAN ALIGNMENT



19

RECOMMENDATIONS

Staff recommends that the Planning Commission:

- 1. DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) and Section 15061(b)(3) and;
- 2. RECOMMEND** the City Council Approve Planning Case PR-2023-001525 (Zoning Code Text Amendment, Zoning Code Map Amendment) based on the findings outlined in the staff report.



20

RiversideCA.gov