

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING VARIOUS SECTIONS IN TITLE 19 OF THE RIVERSIDE MUNICIPAL CODE.

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

Section 1: Table 19.150.020(A) of Title 19 of the Riverside Municipal Code entitled “Permitted Uses Table” is hereby amended as shown in Exhibit “A,” attached hereto and incorporated by reference.

Section 2: Section 19.120.080 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.120.080 Performance Standards.

The purpose of this section is to ensure that residential uses in mixed-use zones are not adversely impacted by adjacent commercial uses, including, but not limited to, traffic, noise, light and safety impacts. In the interests of both the residents and the businesses, no site plan review permit shall be approved for a project unless the project is designed to meet the following performance standards, in addition to performance standards set forth in Chapter 19.590 (Performance Standards).

A. *Noise.* Development in mixed-use zones shall comply with all requirements of Title 7 (Noise) and the California Building Standards Code.

B. *Security.*

1. The residential units shall be designed to ensure the security of residents through the provision of separate and secured entrances and exits. Where residential units are in the same structure as a commercial use, access to residential units shall be from a secured area located on the first floor at the ground level.

...

~~3. Any multi-family residential development or group home shall participate in the City's Crime Free Multi-Housing Program, or successor equivalent program.~~

...”

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1 Section 3: Section 19.210.050 of the Riverside Municipal Code is hereby amended as
2 follows:

3 **“Section 19.210.050 Additional development standards.**

4 The following additional standards shall apply to all new mobile home parks.

5 A. *Management.* Every mobile home park community shall be properly managed to ensure
6 maintenance of common facilities and to ensure individual home sites are developed and
7 maintained in accordance with recorded rules and regulations for the park. A Management
8 Plan shall be included in the conditional use permit application submittal. ~~All mobile home~~
9 ~~park communities shall participate in the City's Crime Free Multi Housing Program, or its~~
10 ~~succcessor equivalent.~~

11 ...”

12 Section 4: Section 19.255.030 of the Riverside Municipal Code is hereby amended as
13 follows:

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

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

17 A. *General requirements.*

18 ...

19 B. Additional requirements or special conditions applicable to dwelling unit(s) incidental to
20 assemblies of people—non-entertainment.

21 1. Parking shall be provided in accordance with Chapter 19.565.060 (Parking Standards
22 Incentive). A parking analysis may be provided to justify modifications from those standards. The
23 parking analysis shall identify the parking needs to address the operating hours and characteristics
24 of the operations to provide for adequate parking at all times.

25 ...

26 ~~4. —The property owner and/or management shall become an active member of the Riverside~~
27 ~~Police Department's Crime Free Multi Housing Program or equivalent program.~~

28 ...”

1 Section 5: Section 19.330.030 of the Riverside Municipal Code is hereby amended as
2 follows:

3 **“Section 19.330.030 Site location, operation and development standards.**

4 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
5 apply to hotels/motels, long-term stay uses unless otherwise specified here.

6 A. *Site location standards.*

7 ...

8 B. *Operation and development standards.*

9 1. The development shall result in no harm to the health, safety or general welfare of the
10 neighborhood from light, glare or noise.

11 ...

12 11. The minimum A maximum period of occupancy shall be 30 days.~~may be applied to the hotel~~
13 ~~or motel as determined by the facilities location, design and the amenities provided for guests.~~

14 ~~12. — The owner and/or management shall become an active member of the Riverside Police~~
15 ~~Department's Crime Free Multi Housing Program or equivalent program.~~

16 12. The maximum period of occupancy shall not exceed 180 days per calendar year.

17 13. All applicable standards contained in Chapter 5.32 (Transient Occupancy Tax) and Chapter
18 9.55 (Limitation on Continuous and Cumulative Occupancy of Transient Hotels and Motels) shall
19 apply to this use.”

20 Section 6: Section 19.350.040 of the Riverside Municipal Code is hereby amended as
21 follows:

22 **“Section 19.350.040 Site location, operation and development standards.**

23 The standards set forth in Article V, Base Zones and Related Use and Development Provisions shall
24 apply unless otherwise specified here.

25 A. *Site location standards.*

26 ...

27 B. *Operation and development standards.*

28 //

1. Sufficient on-site parking shall be provided in accordance with Chapter 19.580. The precise number of parking spaces required will be determined based on the operating characteristics of the specific proposal.

...

5. Individual client stays shall not exceed 180 days.

~~6. The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program) provided by the City and as required under the discretionary permit. If the program offers certification then that certification shall be obtained and maintained in current status."~~

Section 7: Section 19.400.040 of the Riverside Municipal Code is hereby amended as follows:

"Section 19.400.040 Site location, operation and development standards.

In addition to the standards for emergency shelters set forth in Article V, Base Zones and Related Use and Development Provisions, the following findings shall be made:

A. To avoid over-concentration of emergency shelters, there shall be a 300-foot separation requirement as measured from the nearest outside building walls between the subject use and the nearest property line of any other emergency shelter as defined in Article X (Definitions).

...

~~H. The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program or its successor).~~

H. The facility, in any Zoning District, shall be consistent with any applicable Riverside County Airport Land Use Compatibility Plan compatibility criteria."

Section 8: Section 19.401.030 of the Riverside Municipal Code is hereby amended as follows:

"Section 19.401.030 Site location, operation and development standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to SRO development, unless otherwise specified here.

A. To avoid over-concentration of SRO's, there shall be a 300-foot separation requirement as

1 measured from the nearest outside building walls between a proposed SRO and any other SRO.

2 . . .

3 ~~J. — Crime free multi-housing. The facility's management shall participate in any formal~~
4 ~~residential crime prevention program (e.g., Crime Free Multi-Housing Program or its successor)."~~

5 Section 9: Section 19.440.030 of the Riverside Municipal Code is hereby amended as
6 follows:

7 **"Section 19.440.030 Site location, operation and development standards.**

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

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

13 . . .

14 D. Garage and carport accessory structures with direct access from an alley shall be located a
15 minimum of 25 feet from the opposite boundary line of the alley.

16 ~~E. — Accessory structures within residential zones shall comply with the following additional~~
17 ~~regulations.~~

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

20 ~~2. — The interior side and rear yard setback shall be five feet for a single-story accessory structure.~~

21 ~~3. — The interior side and rear yard setback shall be the same as the respective underlying zone~~
22 ~~for two-story accessory structures or accessory structures exceeding 20 feet in height.~~

23 ~~4. — The street side yard setback for an accessory structure shall be the same as the street side~~
24 ~~setback of the underlying zone.~~

25 ~~5. — Size limited for accessory structures.~~

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

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

- 1 ~~6. Exceptions. There is no size limit for accessory structures in the following instances:~~
- 2 ~~a. In the RC, RA-5, R-3 or R-4 Zones.~~
- 3 ~~b. On lots greater than one acre in the RR, RE, and R-1 Zones.~~
- 4 ~~c. When built in conjunction with a Planned Residential Development (i.e. clubhouse)~~
- 5 ~~or Conditional Use Permit (i.e. assemblies of people nonentertainment or assisted living).~~
- 6 ~~7. Any accessory structure over five feet in height, excluding proposed accessory dwelling units~~
- 7 ~~which shall comply with requirements set forth in Chapter 19.440, shall be set back at least five feet~~
- 8 ~~from side and rear property lines.~~
- 9 ~~8. Single-story accessory structures shall not exceed 20 feet in overall height and two-story~~
- 10 ~~accessory structures shall not exceed 30 feet in overall height.~~
- 11 E. Accessory structures within the single-family residential zones shall comply with the following
- 12 additional regulations.
- 13 1. Setbacks.
- 14 a. Front yard.
- 15 i. Accessory structures shall not be located within the front yard setback.
- 16 ii. For properties in any single-family residential zone except the RA-5 and RC
- 17 zones, on lots of at least 1/2-acre or 21,780 square feet, the following types
- 18 of accessory structures are permitted outside of the front yard setback area:
- 19 (1) Open structures with a solid roof (i.e., patio cover, gazebo)
- 20 (2) Open roof structure (i.e., pergola)
- 21 (3) Architectural design features (i.e., water features)
- 22 iii. For all other properties, accessory structures shall be located no closer to the
- 23 front lot line than the front-most wall of the dwelling nearest the front lot
- 24 line.
- 25 b. Interior Side and Rear Yards.
- 26 i. The interior side and rear yard setback shall be five feet for a single-story
- 27 accessory structure.

28 //

1 ii. The interior side and rear yard setback shall be the same as that which applies
2 to primary structures for two-story accessory structures or accessory
3 structures exceeding 20 feet in height.

4 iii. The street side yard setback for an accessory structure shall be the same as
5 the street side setback of the underlying zone.

6 2. Size limits for accessory structures.

7 a. All metal accessory structures shall be limited to a maximum total floor area of
8 120 square feet in the RR, RE, and R-1 Zones.

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

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

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

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

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

18 c. Any accessory structure over five feet in height shall be set back at least five feet
19 from side and rear property lines.

20 d. Lot coverage. Any accessory structure with a solid roof/cover or enclosed on four
21 sides, shall abide by the lot coverage requirement of the underlying zone.

22 3. Height limits for accessory structures.

23 b-a. Single-story accessory structures shall not exceed 20 feet in overall height and
24 two-story accessory structures shall not exceed 30 feet in overall height.

25 ...”

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1 Section 10: Section 19.442.030 of the Riverside Municipal Code is hereby amended as
2 follows:

3 **“Section 19.442.030 Requirements.**

4 An application for an ADU, MADU or JADU shall demonstrate compliance with all the standards
5 and limitations set forth in this section, to the satisfaction of the Community & Economic
6 Development Director or his/her designee.

7 A. *General.*

8 ...

9 D. *Unit Size.*

10 1. Attached ADUs.

11 ...

12 5. The size of an ADU or JADU shall not be less than that of an efficiency dwelling
13 unit, as set forth in Section ~~1208.41~~207.4 of the California Building Code.

14 ...”

15 Section 11: Section 19.445.030 of the Riverside Municipal Code is hereby amended as
16 follows:

17 **“Section 19.445.030 Site location, operation and development standards.**

18 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
19 apply to all domestic and non-domestic animal keeping unless otherwise specified here.

20 A. *Domestic animal keeping.*

21 1. Domestic animal keeping is permitted in all residential and mixed--use zones.

22 B. *Non-domestic animal keeping in the ~~RE~~ and R-1 Zones.*

23 ~~1. Poultry, rabbits, crowing fowl and crowing roosters.~~

24 ~~a. A minimum lot size of 20,000 square feet of net area is required for the~~
25 ~~noncommercial keeping of any poultry or rabbits.~~

26 ~~b. The noncommercial keeping of not more than five poultry and four rabbits is~~
27 ~~permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence~~
28 ~~on an adjoining lot or parcel, excluding the residence on the lot where the animals are kept.~~

1 e. ~~Where poultry and rabbits are housed, kept, or penned at least 100 feet from~~
2 ~~any residence, excluding the residence on the lot where the animals are kept, the~~
3 ~~noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot is permitted.~~

4 d. ~~Additional poultry and rabbits for noncommercial or commercial purposes~~
5 ~~may be permitted subject to the granting of a Minor Conditional Use Permit.~~

6 e. ~~The keeping of crowing fowl that exists on a property at the time the site is~~
7 ~~annexed to the City shall be abated within the amortization period of two years. If keeping~~
8 ~~of crowing fowl is not abated within such two-year period, it will be a violation of this~~
9 ~~section.~~

10 f. ~~The keeping of not more than seven crowing roosters are permitted on any lot~~
11 ~~of 20,000 square feet or greater in area, provided that such roosters are housed from sunset~~
12 ~~to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such~~
13 ~~structure is at least 100 feet from any residential structure on an adjoining lot.~~

14 2. ~~Equine, bovine and ovine species.~~

15 a. ~~A minimum lot size of 20,000 square feet of net area is required for the~~
16 ~~noncommercial keeping of any equine, bovine or ovine species.~~

17 b. ~~Not more than a total of two of any combination of equine, bovine, or ovine~~
18 ~~species shall be kept on any lot with an area of 20,000 net square feet. However, one~~
19 ~~additional animal may be kept for each 10,000 square feet of net lot area in excess of 20,000~~
20 ~~square feet.~~

21 c. ~~All animals permitted pursuant to this subsection shall be housed, penned or~~
22 ~~pastured at least 60 feet from any residence, excluding the residence on the lot where the~~
23 ~~animals are kept.~~

24 3. ~~Porcine species, exclusive of pot bellied pigs.~~

25 a. ~~Swine or pigs, exclusive of pot bellied pigs, shall be permitted only upon the~~
26 ~~condition that such animals are kept and maintained as a duly authorized Future Farmers of~~
27 ~~America, 4-H or similar project.~~

28 b. ~~A minimum lot size of 20,000 square feet of net area is required for the~~

~~noncommercial keeping of any porcine species.~~

~~c. — Not more than a total of two porcine species shall be kept on any lot with an area of 20,000 net square feet. However, one additional animal may be kept for each 10,000 square feet of net lot area in excess of 20,000 square feet.~~

~~d. — All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 60 feet from any residence, excluding the residence on the lot where the animals are kept.~~

~~4. — Bees. The keeping of bees is permitted, provided that all other conditions of this Zoning Code and Title 8.20 are met.~~

~~5. — Aviaries. The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.~~

~~6. — Offspring of animals. Offspring of permitted animals shall not be counted in determining the permitted number of animals if such offspring do not exceed the following age limitations:~~

~~a. — Bovine, 24 months~~

~~b. — Equine, 18 months~~

~~c. — Ovine, 12 months~~

~~d. — Porcine, 60 days~~

~~e. — Birds, four months~~

~~1. — The non-commercial keeping of poultry is permitted subject to the following:~~

~~a. — Not more than 5 poultry shall be permitted at any time.~~

~~b. — A coop, shelter or other permanent structure shall be provided a minimum of 10 feet from any neighboring residence in addition to the minimum standards provided in Chapter 19.440 (Accessory Buildings and Structures).~~

~~c. — The keeping of crowing fowl as defined in Section 19.910.040 ("C" Definitions) is not permitted.~~

~~C. Non-domestic animal keeping in the RR-5 Zone.~~

~~1. — Poultry, rabbits, crowing fowl and crowing roosters.~~

1 a. ~~—The noncommercial keeping of not more than five poultry, including crowing~~
2 ~~fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed,~~
3 ~~kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the~~
4 ~~residence on the lot where the animals are kept.~~

5 b. ~~—Where poultry and rabbits are housed, kept, or penned at least 100 feet from~~
6 ~~any residence, the noncommercial keeping of not more than 50 poultry, and 45 rabbits on~~
7 ~~any lot is permitted. The keeping of not more than seven crowing roosters are permitted on~~
8 ~~any lot, provided that such roosters are housed from sunset to sunrise in an acoustical~~
9 ~~structure so as to reduce noise emitted by such roosters and such structure is at least 100 feet~~
10 ~~from any residential structure on an adjoining lot.~~

11 c. ~~—Additional poultry and rabbits for noncommercial or commercial purposes~~
12 ~~may be permitted subject to the granting of a discretionary permit.~~

13 1. The non-commercial keeping of poultry, rabbits, crowing fowl and crowing rooster
14 are subject to the following:

15 a. All animals shall be enclosed with a coup, shelter or other permanent structure
16 and meet the standards provided by Chapter 19.440 (Accessory Buildings and Structures).

17 b. No more than 5 poultry and 4 rabbits shall be permitted when 50 feet from
18 any neighboring residence.

19 c. No more than 50 poultry and 45 rabbits shall be permitted when 100 feet from
20 any neighboring residence.

21 d. Additional poultry and rabbits for noncommercial or commercial purposes
22 may be permitted subject to the granting of a Minor Conditional Use Permit.

23 e. The keeping of crowing fowl that exists on a property at the time the site is
24 annexed to the City shall be abated within the amortization period of two years. If keeping of
25 crowing fowl is not abated within such two-year period, it will be a violation of this section.

26 f. For lots greater than 20,000 square feet, the keeping of no more than 7 crowing
27 roosters is permitted. The roosters shall be housed from sunset to sunrise in an acoustical structure
28 at least 100 feet from any neighboring residence.

- 1 2. *Equine, bovine and ovine species.*
- 2 a. A minimum lot size of 20,000 square feet ~~one acre~~ of net area is required. ~~for~~
- 3 ~~the grazing, raising or training of any equine, riding stables or academies of the raising of~~
- 4 ~~bovine or ovine species for noncommercial purposes.~~
- 5 b. Not more than a total of 2 individuals of ~~two of any combination of~~ equine,
- 6 bovine, or ovine species, regardless of combination, are permitted. ~~shall be kept on any lot~~
- 7 ~~with an area of one acre.~~ However, one ~~one~~ additional animal may be kept for each additional
- 8 10,000 square feet ~~1/2 acre~~ of net lot area in excess of 20,000 square feet ~~one acre~~.
- 9 c. All animals permitted pursuant to this subsection shall be housed, penned or
- 10 pastured at least 60 ~~100~~ feet from any neighboring residence, ~~including the residence on the~~
- 11 ~~lot where the animals are kept. and shall abide by the minimum standards provided in Chapter~~
- 12 19.440 (Accessory Buildings and Structures).
- 13 3. ——— ~~Dairies, feeding lots and similar uses may be permitted subject to the granting of a~~
- 14 ~~Conditional Use Permit.~~
- 15 3. *Porcine species, exclusive of pot-bellied pigs.*
- 16 a. Swine or pigs, exclusive of pot-bellied pigs, shall be permitted only upon the
- 17 condition that such animals are kept and maintained as a duty-authorized Future Farmers of
- 18 America, 4-H or similar project.
- 19 b. A minimum lot size of 20,000 square feet of net area is required for any
- 20 porcine species.
- 21 c. Not more than 2 individuals of porcine species shall be permitted. However,
- 22 one additional animal may be kept for each additional 10,000 square feet of net lot area in
- 23 excess of 20,000 square feet.
- 24 d. All animals permitted pursuant to this subsection shall be housed, penned or
- 25 pastured at least 60 feet from any neighboring residence, and shall abide by the minimum
- 26 standards provided in Chapter 19.440 (Accessory Buildings and Structures).
- 27 4. *Bees.* The keeping of bees is permitted, provided that all other conditions of this
- 28 Zoning Code and Title 8.20 are met.

- 1 ~~5. Growing and wholesale disposal of earthworms~~
- 2 ~~a. All worm farms shall be kept at least 50 feet away from all adjacent dwellings.~~
- 3 ~~b. The maximum height of any worm bed shall be two feet and all other structures shall~~
- 4 ~~conform to the requirements for accessory structures.~~
- 5 ~~c. Worm farms in excess of 64 square feet shall only be permitted subject to the granting~~
- 6 ~~of a discretionary permit.~~
- 7 ~~5. Aviaries. The keeping of birds/aviaries is permitted, provided that all other conditions~~
- 8 ~~of this Zoning Code and the Municipal Code are met.~~
- 9 ~~6. Aviaries. The keeping of birds/aviaries is permitted, provided that all other conditions~~
- 10 ~~of this Zoning Code and the Municipal Code are met.~~
- 11 ~~6. Offspring of animals. Offspring of permitted animals shall not be counted in~~
- 12 ~~determining the permitted number of animals if such offspring do not exceed the following age~~
- 13 ~~limitations:~~
- 14 ~~a. Bovine, 24 months~~
- 15 ~~b. Equine, 18 months~~
- 16 ~~c. Ovine, 12 months~~
- 17 ~~d. Porcine, 60 days~~
- 18 ~~e. Birds, 4 months~~
- 19 D. *Non-domestic animal keeping in the ~~RA-5C~~ Zone.*
- 20 1. *Poultry, rabbits, crowing fowl and crowing roosters.*
- 21 ...
- 22 2. *Equine, bovine and ovine species.*
- 23 a. A minimum lot size of one acre of net area is required for the grazing, raising or
- 24 training of any equine, riding stables or academies of the raising of bovine or ovine species
- 25 for noncommercial purposes.
- 26 b. Not more than a total of two of any combination of equine, bovine, or ovine species
- 27 shall be kept on any lot with an area of one acre. However, one additional animal may be
- 28 kept for each half acre of net lot area in excess of one acre.

...

~~3. *Bees.* The keeping of bees is permitted, provided that all other conditions of this Zoning Code and Title 8.20 are met.~~

~~3. *Dairies, feeding lots and similar uses may be permitted subject to the granting of a Conditional Use Permit.*~~

~~4. *Aviaries.* The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.~~

~~4. *Bees.* The keeping of bees is permitted, provided that all other conditions of this Zoning Code and Title 8.20 are met.~~

~~5. *Growing and wholesale disposal of earthworms.*~~

~~a. All worm farms shall be kept at least 50 feet away from all adjacent dwellings.~~

~~b. The maximum height of any worm bed shall be two feet and all other structures shall conform to the requirements for accessory structures.~~

~~c. Worm farms in excess of 64 square feet shall only be permitted subject to the granting of a discretionary permit.~~

~~6. *Aviaries.* The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.~~

~~E. *Non-domestic animal keeping in the RC Zone.*~~

~~1. *Poultry, rabbits, crowing fowl and crowing roosters.*~~

~~a. The noncommercial keeping of not more than five poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.~~

~~b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot is permitted. The keeping of not more than seven crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least 100 feet from any residential structure on an adjoining lot.~~

1 c. Additional poultry and rabbits for noncommercial or commercial purposes
2 may be permitted subject to the granting of a discretionary permit.

3 2. *Equine species.*

4 a. A minimum lot size of one acre of net area is required for the grazing, raising
5 or training of any equine.

6 b. Not more than a total of two of any equine species shall be kept on any lot
7 with an area of one acre. However, one additional animal may be kept for each half acre of
8 net lot area in excess of one acre.

9 c. All animals permitted pursuant to this subsection shall be housed, penned or
10 pastured at least 100 feet from any residence, including the residence on the lot where the
11 animals are kept.

12 3. Bees. The keeping of bees is permitted, provided that all other conditions of this
13 Zoning Code and Title 8.20 are met.

14 4. Aviaries. The keeping of birds/aviaries is permitted, provided that all other
15 conditions of this Zoning Code and the Municipal Code are met.”

16 Section 12: Section 19.455.040 of the Riverside Municipal Code is hereby amended as
17 follows:

18 **“Section 19.455.040 Maintenance of premises.**

19 The premises where animals are kept shall be maintained in a clean, neat and sanitary condition at
20 all times to ensure the public health, safety, comfort, convenience and general welfare pursuant to
21 Title 6 - Health & Sanitation, Title 8 – Animals, and all other County and State regulations.

22 Section 13: Section 19.550.025 of the Riverside Municipal Code is hereby amended as
23 follows:

24 **“Section 19.550.025 Monitored electrified security fence system.**

25 The construction and use of a monitored electrified security fence Systems shall be allowed as
26 provided in this section, subject to the following requirements:

27 A. Unless otherwise specified herein, monitored electrified security fence systems shall be
28 constructed and operated in conformance with the specifications set forth in International

1 Electrotechnical Commission (IEC) Standard No. 60335-2-76 current edition.

2 ...

3 D. Monitored electrified security fence systems shall have a maximum height of ten feet, ~~or~~
4 ~~two feet higher than the perimeter barrier, whichever is lower.~~

5 E. Monitored electrified security fence systems adjacent to a residential zone or use ~~or~~
6 ~~residentially zoned properties~~ shall be located behind a minimum six-foot tall block wall.

7 ...

8 G. Permitted Locations.

9 1. Monitored electrified security fence systems are prohibited in all residential, mixed-
10 use, and public facilities zoning districts.

11 ...

12 4. ~~Installation of electrified security fence systems are prohibited in properties adjacent~~
13 ~~to a park. Uses not permitted by the current zoning designation are ineligible for a monitored electric~~
14 ~~security fence unless the Community & Economic Development Department Director, or his/her~~
15 ~~designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and~~
16 ~~no more detrimental than a listed use.~~

17 5. Installation of electrified security fence systems are prohibited in properties adjacent
18 to a park.

19 H. Specific plan requirements.

20 1. In any specific plan district where specified uses, including legal non-conforming
21 uses, are permitted by the current zoning designation, including aircraft and helicopter related
22 industries, ambulance companies, building materials supply, commercial storage facilities,
23 equipment sales and rental, laundry commercial, lumber yard and building materials, wholesale,
24 sales of manufactured dwellings, outdoor storage yard, parking lot or parking structure, golf courses
25 and driving ranges, recycling centers, taxi company with vehicle storage, truck terminals, vehicle
26 impound and tow yards, vehicle parts and accessory, outdoor storage, vehicle repair, vehicle rentals,
27 vehicle wholesale business, warehousing and distribution facilities and wireless telecommunication
28 facilities, a conditional use permit shall be required.

2. ~~Uses not listed above are prohibited unless the Community & Economic Development Department Director, or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed use.~~

...”

Section 14: Table 19.620.080.C of Title 19 of the Riverside Municipal Code entitled “Special Use Signs” is hereby amended as shown in Exhibit “B,” attached hereto and incorporated by reference.

Section 15: The title of Section 19.650.030 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.650.030 ~~Designated approving authority.~~Concurrent processing of Land Use Development Permits.”

Section 16: Section 19.740.050 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.740.050 Development, operational and location standards.

A. Any use which is prohibited by state or federal law is also strictly prohibited.

...

C. Temporary uses listed in Table [19.740.020](#) above shall comply with the following development standards:

1. Car show

...

13. *Temporary emergency shelter with assemblies of people-non-entertainment.*

a. A temporary emergency shelter may be permitted in conjunction with an assemblies of people-non-entertainment use.

...

~~e. The owner and/or management shall become an active member of the Riverside Police Department's Crime Free Multi-Housing Program or equivalent program.~~

cd. A site maintenance and operations plan for ongoing property cleaning, noise control, and odor, dust, and litter control shall be submitted for review and approval of the

Community & Economic Development Director or their designee prior to commencement of operations.

de. The placement of beds are temporary and limited to the maximum number of days identified in Table 19.740.020.

ef. Temporary emergency shelters shall be consistent with applicable airport land use compatibility plans. See Chapter 19.149 - Airport Land Use Compatibility.”

Section 17: Section 19.770.040 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.770.040 Conditions of approval.

In order to achieve the purposes of this chapter, the approving or appeal authority may require reasonable conditions of approval on a site plan review permit including, but not limited to the following.

A. Special conditions or requirements to revise the site plan, that are more restrictive than the development standards in the underlying base zone or including, but not limited to, the following:

1. Building height, bulk or mass;

...

~~15. — Participation and completion by the project's ownership and/or management staff in the Crime Free Multi-Family Housing Program, or its successor equivalent;~~

~~156.~~ Any other revisions to the site plan or operational conditions deemed necessary to further the purposes of this title.

...”

Section 18: Section 19.790.040 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.790.050 Guidelines and standards.

The following guidelines and standards prescribe minimum desirable characteristics of residential properties intended for condominium conversion; however, the approval of any conversion will not necessarily be contingent upon compliance or non-compliance with all of the prescribed guidelines. Mandatory standards are so designated. Only Subsections D, H, I, J, L and M shall apply to mobile home park conversions.

1 A. *Unit size (mandatory)*. Each dwelling unit shall contain a minimum of 600 square feet.

2 ...

3 ~~K. *Security*. All multi-family condominium conversions shall participate in the Crime Free~~
4 ~~Multi-housing Program, or its successor equivalent.~~

5 ~~KL.~~ *Disabled facilities*. Condominium conversions shall comply with the current State
6 law regarding access and accommodations for persons with disabilities.

7 ~~LM.~~ *Mobile home parks*. The minimum desirable characteristics for mobile home parks
8 shall be the standards established under Chapter 19.210 (Mobile Home Park Overlay Zone)."

9 Section 19: Section 19.910.090 of the Riverside Municipal Code is hereby amended as
10 follows:

11 **"Section 19.910.090 "H" Definitions.**

12 *Habitable floor area*, as defined in the Building Code as currently adopted by the City.

13 ...

14 *Hotel/motel, long term stay* means a hotel or motel designed and operated to accommodate travelers
15 whose guest stays may exceed 30 days but no more than 180 consecutive days within a calendar
16 year. ~~, or 60 days within a 180 day consecutive period. Any hotel/motel that allows guests to stay~~
17 ~~more than 30 consecutive calendar days or 60 days within a 180 day consecutive period is considered~~
18 ~~a long term stay hotel/motel.~~

19 ..."

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

25 Section 21: The City Clerk shall certify to the adoption of this ordinance and cause publication
26 once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City
27 of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption.

28 //

1 ADOPTED by the City Council this _____ day of _____, 2024.

2

3

4

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

5

Attest:

6

7

8

DONESIA GAUSE
City Clerk of the City of Riverside

9

10

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 _____, 2024, by the following vote, to wit:

11

12

13

Ayes:

14

Noes:

15

Absent:

16

Abstain:

17

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this _____ day of _____, 2024.

18

19

20

DONESIA GAUSE
City Clerk of the City of Riverside

21

22

23

24

25

26

27

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28

EXHIBIT “B”

Table 19.620.080.C: Special Use Signs

<i>Type of Sign</i>		<i>Maximum Number Allowed</i>	<i>Maximum Area</i>	<i>Maximum Height</i>
Drive Thru Restaurant Menu Boards (see additional standards related to changeable copy in Section 19.620.080.C.4.i)		2 freestanding menu ordering signs per drive thru lane in addition to permitted commercial building and monument signs allowed per Tables 19.620.080.B and C,	60 square feet total combined area for both signs and maximum 40 sq. ft. per individual sign	8 feet high
Hazard Signs		As necessary to warn of hazards pertaining to the property provided they are placed at least 75 feet apart from one another	1 square foot	6 feet high
Historic Signs - Signs for Designated Historic Resources (Structures of Merit or Landmarks) and Contributors to Designated Historic Districts		See Section 19.620.120 for Historic Sign requirements.		
Parking Lots & Garages	Where Rates are Charged	1 sign per street or alley frontage	25 square feet	6 feet in overall height for monument signs
	Where Rates are Not Charged	See Directional Sign Requirements	See Directional Sign Requirements	See Directional Sign Requirements
Parking Garages Only	Message Centers (Digital Displays)	1 building mounted message center sign per entrance to a parking garage in addition to signs allowed for parking lots and garages above	4 square feet	n/a
Vehicle-Fuel Station-Signs - Freestanding These	On-site/Price Monument allowed on major-street frontage-only	1 sign per major-street frontage*	50 square feet Price portion of sign may not exceed 30-sq. ft. and must include all	8 feet high

Type of Sign		Maximum Number Allowed	Maximum Area	Maximum Height
standards apply to stations situated on independent parcels or as part of a commercial, industrial or office complex			price advertising as required by State law.	
Freeway Oriented Pylon Sign	1 sign	100 square feet	45 feet high	
Secondary Price Sign ^b	1 sign, double-faced changeable copy price sign in addition to on-site/price monument on a secondary street frontage ^e	15 square feet	6 feet high	
Vehicle Fuel Station Signs	<u>Freeway Oriented Pylon Sign</u>	<u>1 sign</u>	<u>100 square feet</u>	<u>45 feet</u>
	<u>Price/Monument Sign</u>	<u>1 sign along major street frontage¹</u>	<u>50 square feet</u> <u>Price portion of sign may not exceed 30 square feet</u>	<u>8 feet</u>
	<u>Secondary Price Sign²</u>	<u>1 sign, along a secondary street frontage³</u>	<u>15 square feet</u>	<u>6 feet high</u>
	<u>Building-Wall Signs, Primary Use and Gas Canopy Signs</u>	<u>Sign allowances shall be consistent with Table 19.620.080.A based on the building frontage in lineal feet 2 on-site signs.</u> <u>For vehicle fuel stations with multiple uses, one additional building sign allowed for each use up to a maximum of 5 signs.</u>	<u>1 square foot of sign area per lineal foot of occupant building frontage</u> <u>30-square feet total combined display area.</u> <u>For vehicle fuel stations with multiple uses, 10 additional square feet of combined sign area allowed for each additional use.</u>	n/a

Type of Sign		Maximum Number Allowed	Maximum Area	Maximum Height
	<u>Wall Signs, Secondary Uses</u>	<u>1 additional sign allowed for each use up to a maximum of 5 signs total.</u>	<u>10 square feet each</u>	
	<u>Gas Canopy Signs</u>	<u>2 signs per canopy.</u>	<u>15 square feet each</u>	
	Pump Island Signs	<u>2 signs per pump island to distinguish self-serve from full-serve pump islands</u>	4 square feet per sign	n/a

¹ For on-site price signs, a major street frontage is considered to be an arterial street as designated by the Circulation Element of the General Plan.

² No permit for such a secondary price sign shall be issued until the City receives a written communication from the State Department of Agriculture Division of Weights and Measures stating that a secondary price sign is necessary in order to meet the fuel identification requirements.

³ For secondary price signs, a secondary street frontage is considered to be any street not an Arterial Street as designated by the Circulation Element of the General Plan.

EXHIBIT "A"

19.150.020.A 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													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)		
	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						
Vehicle Dismantling & Wrecking	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
Vehicle Fuel Stations (i.e. Gasoline Stations)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X	X						
Vehicle Impound and Tow Yards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X						
Vehicle Parts and Accessories:																											
Sales Only	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	C	X	X	X	X	X						
Sales and Installation (Indoor only)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	X	X	X	X	X						
Vehicle Repair Facilities - Major (Indoor)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	C	P/MC	P/MC	X	X	X	X						
Vehicle Repair Facilities - Major (Outdoor - fully screened)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
Vehicle Repair Facilities - Minor (Indoor)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	MC	P/MC	X	X	X	X	X						
Vehicle Repair Facilities – (Outdoor - fully screened)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X						
Vehicle Rental:																											
Moving Trucks	X	X	X	X	X	X	X	X	C	C	X	X	X	X	MC	MC	X	X	X	X	X						
Passenger Vehicles	X	X	X	X	X	X	X	X	C	C	X	X	X	X	MC	MC	X	X	X	X	X						
Incidental Sales	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X						

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					
	RC**	RA- 5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU- N	MU- V*	MU- U*		I	AI	AIR	PF	RWY	NC Overlay		
Animal Keeping:																							
Domestic Animals	P	P	P	P	P	P	P	X	X	X	X	P	P	P		X	X	X	X	X			
Non-Domestic Animals	P	P/C	P/MC	X ^{P5}	X ^{P5}	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			

(Ord. 7652 § 4(Exh. C), 2023; Ord. 7630 § 5(Exh. B), 2023; Ord. 7617 § 1(Exh. A), 2022; Ord. 7528 § 1(Exh. A), 2020; Ord. 7520 § 1(Exh. A), 2020; Ord. 7505 § 1(Exh. A), 2019; Ord. 7457 § 1(Exh. A), 2018; Ord. 7431 § 3(Exh. A), 2018; Ord. 7408 § 1, 2018; Ord. 7331 § 11, 2016; Ord. 7316 § 4, 2016; Ord. 7273 § 1, 2015; Ord. 7222 § 3, 2013; Ord. 7110 § 82, 3, 4, 2011; 7064 § 9, 2010; Ord. 6966 § 1, 2007)

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

⁴ Where 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.

* = 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.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 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
X = Prohibited
SP = Site Plan Review Permit, Chapter 19.770

RCP = Recycling Center Permit, Chapter 19.870.

TUP = Temporary Use Permit, Chapter 19.740

sq. ft. = Square Feet

RRP = Room Rental Permit

PRD = Planned Residential Development Permit, Chapter 19.780