

# SB 9 ZONING CODE CLEAN UP

PR-2025-001800 (AMD) – ZONING TEXT AMENDMENT

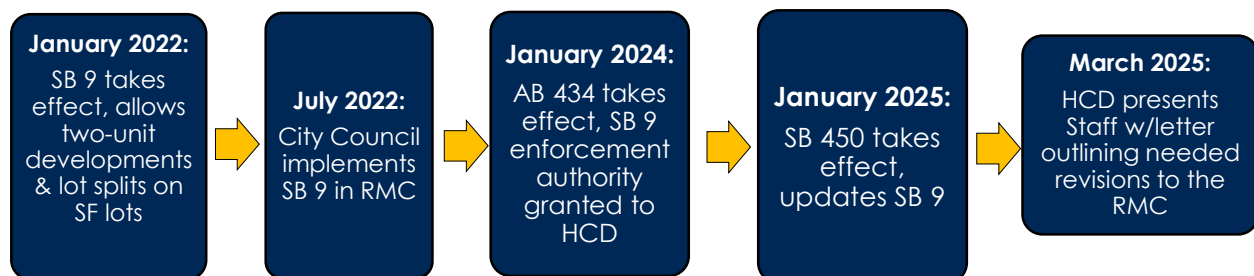
Community & Economic Development Department

**City Council**  
**October 21, 2025**

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1

## BACKGROUND




2


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2


# AMENDMENT TYPES



Align RMC standards with the California Government Code



Modify/remove differential and subjective standards per SB 450



3

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# PROPOSED AMENDMENTS



Align RMC standards with the California Government Code



4

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## AMENDMENT 1: ELIGIBILITY REQUIREMENTS

<b>CODE SECTION</b>	Chapter 18.085 – Urban Lot Splits Chapter 19.443 – Two-Unit Developments Chapter 20.50 – Definitions
<b>CURRENT</b>	RMC eligibility requirements for urban lot split and two-unit developments differ slightly from Government Code
<b>PROPOSED</b>	Clarify eligibility requirements to align with the Government Code, especially for <b>high-fire risk areas</b> and <b>historic resources</b>



Image Source: City of Riverside



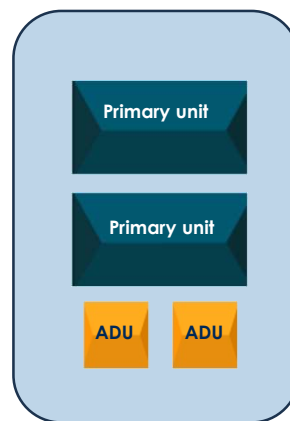
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## AMENDMENT 2: NUMBER OF UNITS

<b>CODE SECTION</b>	Chapter 19.443 – Two-Unit Developments
<b>CURRENT</b>	<ul style="list-style-type: none"> <li>Two-unit developments, not in conjunction with an urban lot split, can have up to three total units (two primary units + one ADU)</li> <li>Per HCD, all jurisdictions must allow up to <b>four</b> units for <u>any</u> SB 9 project (two-unit and/or lot split)</li> </ul>
<b>PROPOSED</b>	Clarify that a two-unit development can have up to four units (two primary units plus two ADUs)



6

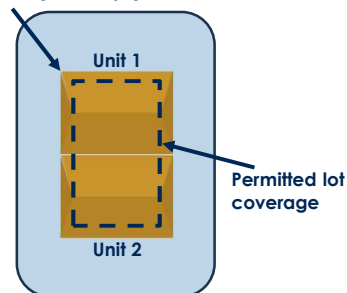
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6

## AMENDMENT 3: WAIVERS

<b>CODE SECTION</b>	Chapter 19.443 – Two-Unit Developments
<b>CURRENT</b>	"The application of any development standard that would physically prevent the development of <u>at least</u> two primary dwelling units of at least 800 square feet each shall be waived."
<b>PROPOSED</b>	<ul style="list-style-type: none"> <li>• Replace "at least" with "up to"</li> <li>• Make other minor adjustments to statement to align with the Government Code</li> </ul>

Two dwelling units of 800 sq ft each (1,600 sq ft)



Two 800 sq ft units > permitted lot coverage  
WAIVE LOT COVERAGE REQUIREMENT



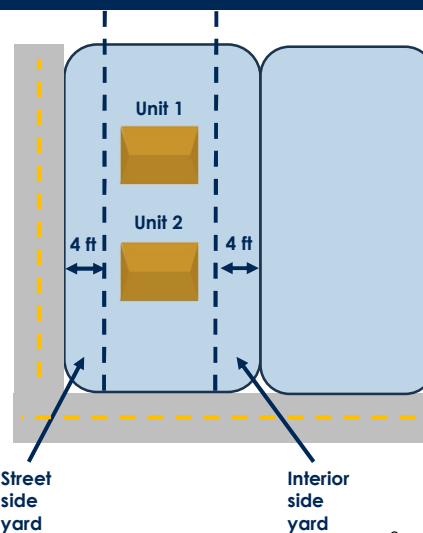
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7

## AMENDMENT 4: SIDE YARD SETBACKS

<b>CODE SECTION</b>	Chapter 19.443 – Two-Unit Developments
<b>CURRENT</b>	In the RMC, minimum interior side yard setbacks are four feet & minimum street side yard setbacks are per the underlying zone
<b>PROPOSED</b>	Clarify that setbacks for all side yards are a minimum of four feet



8

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8

## AMENDMENT 5: HEIGHT-BASED SETBACKS

<b>CODE SECTION</b>	Chapter 19.443 – Two-Unit Developments
<b>CURRENT</b>	<ul style="list-style-type: none"> <li>In the RMC, for a two-unit development any new construction above one story or 16 feet must meet the setbacks of the underlying zone</li> <li>Other single-family zoned properties are not subject to height-based setbacks</li> </ul>
<b>PROPOSED</b>	Remove height-based setbacks



Image Source: Homes.com



9

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9

## CATEGORIES OF AMENDMENTS



Modify/remove differential and subjective standards per SB 450



10

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10

## AMENDMENT 6: NOTICING REQUIREMENTS

<b>CODE SECTION</b>	Chapter 18.085 – Urban Lot Splits Chapter 19.443 – Two-Unit Developments
<b>CURRENT</b>	Both urban lot split and two-unit developments require noticing; considered subjective and differential requirements
<b>PROPOSED</b>	Remove noticing requirements for urban lot splits and two-unit developments



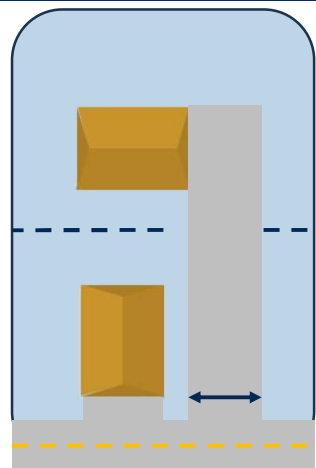
11

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11

## AMENDMENT 7: ADDITIONAL FIRE ACCESS

<b>CODE SECTION</b>	Chapter 18.085 – Urban Lot Splits
<b>CURRENT</b>	<ul style="list-style-type: none"> <li>A minimum ten-foot fire access easement is required for lots not fronting the ROW</li> <li>Additional fire access standards can be required at discretion of Fire Marshal</li> </ul>
<b>PROPOSED</b>	Revise standards to be objective, clarify that additional fire access standards are subject to Chapter 16.32 – Fire Prevention, rather than Fire Marshal discretion



Ten-foot fire  
access easement



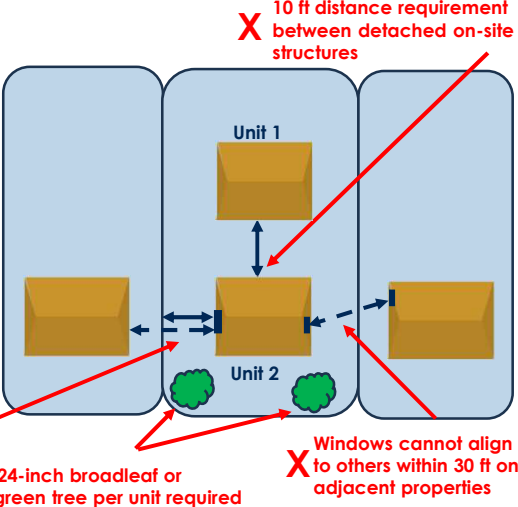
12

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12

## AMENDMENTS 8-9: DESIGN STANDARDS

<b>CODE SECTION</b>	Chapter 19.443 – Two-Unit Developments
<b>CURRENT</b>	Some design standards for two-unit developments aren't imposed on other types of single-family development
<b>PROPOSED</b>	Remove design standards




**X** 10 ft distance requirement between detached on-site structures

**X** Balconies/decks/landings overlooking adjacent properties must be 15 ft from interior lot lines

**X** One 24-inch broadleaf or evergreen tree per unit required

**X** Windows cannot align to others within 30 ft on adjacent properties



13


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13

## RECOMMENDATIONS

Staff recommends that the City Council:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15308 (Actions to Protect Environment), 15060(c)(2) (No Physical Change), 15060(c)(3) (Not A Project), and 15061(b)(3) (General Rule), as the proposed amendment will cause no direct or indirect change to the environment and does not meet the definition of a Project under CEQA, and is pursuant to Sections 65852.21(k) and 66411.7(n);
2. **APPROVE** Planning Case PR-2025-001800 (AMD) based on the findings outlined in the staff report; and
3. **INTRODUCE** and subsequently **ADOPT** the attached Ordinance amending Title 18 – Subdivision Code, Title 19 – Zoning Code, and Title 20 – Cultural Resources of the Riverside Municipal Code.



14

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14

## REFERENCE ONLY: NUMBER OF UNITS

### Current

Two primary units permitted + one ADU= 3 units total.

Up to two units permitted on each lot= 4 units total.

### Amended

Two primary units permitted + **two** ADUs= **4 units total.**

Up to two units permitted on each lot= 4 units total.

For additional configurations, see SB 9 handout

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15

## REFERENCE ONLY: HEIGHT-BASED SETBACKS

### Current

10 ft

10 ft

4 ft

4 ft

Property line

### Amended

10 ft

10 ft

4 ft

4 ft

Property line

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16