

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
RIVERSIDE, CALIFORNIA, AMENDING NUMEROUS SECTIONS OF
TITLE 19.

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

Section 1: Section 19.060.030 of the Riverside Municipal Code is added as follows:

“Section 19.060.030 Rules and interpretations.

A. *Terminology.* When used in the Zoning Code, the following rules apply to all provisions of the
Zoning Code:

...

D. *Intent.* Whenever there is any question regarding the interpretation of the provisions of the Zoning
Code or their application to any specific case or situation, the Community & Economic Development
Department Director or his/her designee, shall interpret the intent of the Zoning Code. The Community
& Economic Development Director or his/her designee shall have the authority to forward to the
Planning Commission any question regarding interpretation.

...”

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

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

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

Section 5. Section 19.410.040 of the Riverside Municipal Code is amended as follows:
“Section 19.410.040 Site location, operation and development standards.
The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
apply to vehicle fuel stations unless otherwise specified here.

...

1 C. Except as setbacks along arterial streets may require additional setbacks, all buildings, structures
2 or improvements shall meet the following setbacks:

3 1. Gasoline and hydrogen fuel pumps or dispensers and canopies shall be located no closer
4 than 20 feet from any property line.

5 ...

6 F. Screening of pump islands and storage/production tanks for hydrogen fuel stations is encouraged
7 by orienting on-site buildings closer to perimeter street frontages.

8 G. Screening of hydrogen fuel storage/production tanks shall be accomplished by orienting the tanks
9 behind on-site buildings and within a solid masonry wall enclosure that blends with the building. If
10 this cannot be accomplished, screening shall consist of landscaping and/or artwork, or alternative
11 methods at the discretion of the approving authority. Use of chain-link or similar fencing materials is
12 not permitted.

13 H. Notwithstanding other provisions to the contrary, the following site operation standards shall apply
14 to vehicle stations:

15 1. Operations outside the vehicle fuel station building shall be limited to the dispensing of
16 gasoline, oil, air and water.

17 ...

18 5. Hydrogen fuel pumps shall be oriented to provide adequate circulation throughout the site

19 I. Hydrogen fuel stations shall comply with the following:

20 1. Safety and performance standards established by the Society of Automotive Engineers and
21 accredited nationally recognized testing laboratories;

22 2. Any rules established by the state Air Resources Board, Energy Commission, or Department
23 of Food and Agriculture regarding safety, reliability, weights, and measures; and

24 3. All other applicable codes and regulations.”

25 Section 6. Section 19.440.030 of the Riverside Municipal Code is amended as follows:

26 “Section 19.440.030 Site location, operation and development standards.

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

development standards for the principal building.

...

E. Accessory structures within the single-family residential zones shall comply with the following additional regulations.

1. Setbacks.

...

2. Size limits for accessory structures.

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

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

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

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

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

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

..."

Section 7. Section 19.442.030 of the Riverside Municipal Code is amended as follows:

"Section 19.442.030 Requirements.

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

A. *General.*

1. ADUs and JADUs shall comply with State and local building code requirements for dwellings.

...

1 10. For JADUs, a deed restriction shall be recorded, to run with the land and to prohibit the
2 sale of the JADU separate from the sale of the primary dwelling as identified in 19.442.030(F).

3 ...

4 *E. Number of Units.*

5 1. Single-family.

6 a. The number of dwellings permitted on a lot developed with an existing or proposed
7 single-family residence shall be limited to the primary dwelling; one attached or converted
8 ADU; one detached, new construction ADU or MADU; and one JADU.

9 ..."

10 Section 8. Section 19.450.030 of the Riverside Municipal Code is amended as follows:

11 "Section 19.450.030 Site location, operation and development standards.

12 The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall
13 apply to all establishments selling alcohol, unless otherwise specified here.

14 *A. Off-sale of all alcoholic beverages.*

15 ...

16 *C. On-sale of all alcoholic beverages.*

17 1. The business shall not be located within 600 feet of a hospital, public or private school (pre-
18 school through twelfth grade), assemblies of people—non-entertainment or public park, as measured
19 from any point upon the outside walls of the building or building lease space containing the business
20 to the nearest property line of the hospital, school, assemblies of people—non-entertainment or park
21 site, except in the Downtown Arts and Entertainment District, as defined in Article X (Definitions),
22 where the 600 foot distance restriction does not apply. However, in said Downtown Arts and
23 Entertainment District, the Community & Economic Development Department Director or his/her
24 designee, shall consider distances from the above listed uses for the purpose of achieving compatibility
25 of the business with neighboring uses as part of the review process.

26 ..."

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28 //

1 Section 9. Section 19.450.040 of the Riverside Municipal Code is amended as follows:
2 “Section 19.450.040 Other applicable regulations.
3 Where the Department of Alcoholic Beverage Control (ABC) determines that an area has an over
4 concentration of alcoholic beverage licenses and/or a higher than average crime rate ABC may deny
5 an application for alcohol sales unless the Community & Economic
6 Development Department Director or his/her designee or City Planning Commission makes a
7 determination that public convenience or necessity will be served by the proposed project. The
8 determination that public convenience or necessity will be served shall be made through the following
9 findings:
10 A. That the license applicant has submitted a request for a particular type of alcoholic beverage
11 license, license upgrade, or premises-to-premises transfer and will agree to all conditions placed on
12 the application;
13 B. That the proposed use is compatible with surrounding uses and will enhance economic
14 vitality and improve consumer choice in the surrounding area; and
15 C. That the proposed use will not increase the severity of existing law enforcement or public
16 nuisance problems in the area.”

17 Section 10. Section 19.455.020 of the Riverside Municipal Code is amended as follows:
18 “Section 19.455.020 Applicability and permit requirements.
19 Animal keeping, of both domestic and non-domestic animals, as defined in Article X (Definitions),
20 are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions
21 subject to the requirements contained in this chapter.

22 A. Animal keeping, as defined in this chapter, includes the keeping of domestic and non-
23 domestic animals and other species as may be determined by the Community & Economic
24 Development Department Director or his/her designee to be similar in nature.

25 ...”

26 Section 11. Section 19.465.030 of the Riverside Municipal Code is amended as follows:
27 “Section 19.465.030 Site location, operation development standards.
28 The standards set forth in Article V, Base Zone and Related Use and Development Provisions shall

1 apply to agricultural caretaker living quarters, unless otherwise specified here.

2 *A. Caretaker living quarters—Agricultural.*

3 ...

4 *C. Caretaker living quarters—Temporary during construction.*

5 1. The temporary unit shall be located on-site and in the rear half of the lot, unless
6 otherwise approved by the Community & Economic Development Department Director or his/her
7 designee. In no instance shall the temporary unit be located within public right-of-way.

8 ...

9 5. The unit shall be allowed to remain on the site for an initial period of no more than six
10 months, except that individual extensions of up to three months each with a maximum of one year
11 from the date of the initial siting may be granted by the Community & Economic Development
12 Director or his/her designee. There shall be no fee for these time extensions. In considering whether
13 to grant a time extension, the Community & Economic Development Department Director or his/her
14 designee may consider evidence of any land use compatibility related complaints from surrounding
15 residents and property owners.

16 ...”

17 Section 12. Section 19.545.050 of the Riverside Municipal Code is amended as follows:
18 “Section 19.545.050 Permitted density bonus.

19 A residential development project that complies with the eligibility requirements of
20 Section 19.545.040 shall be granted a density bonus as follows:

21 *A. Bonus for very low-, low-, and moderate-income housing.*

22 ...

23 *C. Bonus for other housing categories.* A residential development project that complies with the
24 eligibility requirements of Section 19.545.040 shall be entitled to density bonus as follows:

25 1. Units for transitional foster youth, disabled veterans, homeless persons, or seniors: 20
26 percent density bonus

27 2. Units for lower-income students: density bonus varies based on percentage of low-income
28 units in the development, up to 50 percent pursuant to California Government Code Section

1 65915(f)(3)(C).

2 ...”

3 Section 13. Table 19.650.020 of the Riverside Municipal Code entitled “Approving and
4 Appeal Authority” is amended as shown in Exhibit “D” attached hereto and incorporated herein.

5 Section 14. Table 19.740.020 of the Riverside Municipal Code entitled “Temporary Use
6 Permit” is amended as shown in Exhibit “E” attached hereto and incorporated herein.

7 Section 15. Section 19.740.040 of the Riverside Municipal Code is amended as follows:
8 “Section 19.740.040 Exemption.

9 A. Any temporary uses allowed by this chapter proposed to be located within the boundaries of the
10 Riverside Convention Center shall be exempt from the TUP process. Any proposed tents or structures
11 shall be reviewed and approved by the Building and Safety Division and/or Fire Department which
12 may require additional permits. Events which utilize adjacent sidewalks or other public property shall
13 be subject to the granting of a Special Events Permit.

14 ...

15 E. Minor parking lot sales in conjunction with a permanent land use, on properties zoned CR-
16 Commercial Retail, CG-Commercial General, and CRC-Commercial Regional Center are permitted
17 and exempt from the TUP process provided that sales occur with written permission from the property
18 owners. Sales shall occur up to four times a year for up to four days at a time. *Minor parking lot sales*
19 shall be defined as those that do not require parking or drive aisle circulation space; are limited to a
20 single vendor; and sell floral, holiday, and graduation gifts only.”

21 Section 16. Section 19.850.040 of the Riverside Municipal Code is amended as follows:
22 “Section 19.850.040 Approval/referral.

23 The request for reasonable accommodation will be considered by the Development Review Committee
24 who may deny, approve, or conditionally approve the request. The Development Review Committee
25 may also refer the request, if it is determined to be significantly controversial, to the Planning
26 Commission. The request shall be placed on the next regularly scheduled meeting agenda. ”

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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 and adopted at a meeting of the City Council
3 on the _____ day of _____, 2025, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

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

10
11 _____
12 DONESIA GAUSE
13 City Clerk of the City of Riverside
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