



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

August 1, 2025

Clarissa Manges, Assistant Planner
City of Riverside Planning Department
3900 Main Street, Third Floor
Riverside, CA 92522

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RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR’S DETERMINATION

File No.: ZAP1097RG25
Related File No.: PR-2025-001793 (Zoning Code Amendment)
APN: Citywide

Dear Ms. Manges,

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Riverside Case No. PR-2025-001793 (Zoning Code Amendment), a proposal for a zoning cleanup to amend Title 19 Zoning of the Riverside Municipal Code including, Articles II (Zoning Code Administration, Interpretation, and enforcement) V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), and XI (Land Use Development Permit Requirements/Procedures), and IX (Land Use Development Permit Requirements/Procedures). The Proposed Amendments: align the RMC with recent changes to California law pertaining to permit streamlining for hydrogen fuel stations codify findings of public convenience or necessity for overconcentration of alcohol licenses pursuant to California Law; implement permitting requirements for junk dealers/scrap metal recyclers pursuant to City Council direction; streamline permitting requirements for a variety of uses, including several in the Neighborhood Commercial Overlay Zone make minor adjustments, clarifications, and corrections pertaining to accessory dwelling units, accessory structures. Density bonuses, temporary use permits, and zoning administrator language; and make minor, non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies as necessary.

The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the City of Riverside.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, the 2005 Riverside Municipal Airport Land Use Compatibility Plan, and the 2004 Flabob Airport Land Use Compatibility Plan.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

cc: ALUC Case File

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PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE II. - ZONING CODE ADMINISTRATION, INTERPRETATION AND ENFORCEMENT
Chapter 19.060 INTERPRETATION OF CODE

Chapter 19.060 INTERPRETATION OF CODE

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19.060.030 Rules and interpretations.

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- 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 ~~Zoning Administrator~~ 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.

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PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE V - BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS
Chapter 19.150 BASE ZONES PERMITTED LAND USES

Chapter 19.150 BASE ZONES PERMITTED LAND USES

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19.150.020 Permitted land uses.

Table 19.150.020 A. (Permitted Uses Table), Table 19.150.020 B. (Incidental Uses Table) and Table 19.150.020 C. (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted land uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use Permit), or conditional use permit (Chapter 19.760 - Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A. also identifies those uses that are specifically prohibited. Uses not listed in tables 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 permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.

Chapter 19.149 - Airport Land Use Compatibility includes additional Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable Airport Land Use Compatibility Plan.

Riverside, California, Code of Ordinances

19.150.020.A Permitted Uses Table																							
[M11]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		
Accessory Buildings & Structures																						See Incidental Uses Table	
Adult-Oriented Businesses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	9.40 - Adult-Oriented Businesses 19.240 - Adult-Oriented Businesses	
Agricultural Field Office																						See Incidental Uses Table	
Agricultural Stand																						See Incidental Uses Table	
Agriculture, Horticulture and Growing of Nursery Plants (Farms, Field Crops, Flower & Truck Gardening, Orchards, Ranches & Tree Crops)	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X		
Aircraft Charter Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	For parking see Offices - Business and Professional under 19.580	
Aircraft Parts, Supplies, Merchandise and Equipment Shops	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	For parking see Vehicle Sales under 19.580	

[illegible]

⁵ Permitted or conditionally permitted on sites that do not include a residential use.

⁶ For Clean Energy Uses and associated Outdoor Storage (Chapter 19.510) and/or Indoor Vehicle Repair (Chapter 19.420), permitted with a Minor Conditional Use Permit.

⁷ Allowed for Two-Unit Developments pursuant to Chapter 19.443.

²⁸ ~~Permitted by-right if located in an industrial or commercial zone and does not contain existing residential units. AND/OR if previously permitted developed [MTS] [CM6] with a service vehicle fuel station. Service station means any establishment which offers for sale or sells gasoline or other motor vehicle fuel to the public. [CM7]~~

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															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	
Accessory Buildings & Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	19.440 - Accessory Buildings & Structures
Cargo Containers	X	P	P	X	X	X	X	X	X	P	X	X	X	X	P	P	P	P	P	P	X	
Agricultural Field Office	C	C	MC	X	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.445 - Agricultural Field Office
Accessory Dwelling Unit ¹ and Accessory Dwelling Unit, Junior	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	19.442 - Accessory Dwelling Unit and Junior Accessory Dwelling Units
Accessory Living Quarters	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.910 - Definitions
Agricultural Stand	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.910 - Definitions
Alcohol Sales:												X	X	X	X							

[illegible]

** = 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

RCP = Recycling Center Permit, Chapter 19.870.

TUP = Temporary Use Permit, Chapter 19.740

X = Prohibited

sq. ft. = Square Feet

SP = Site Plan Review Permit, Chapter 19.770

PRD = Planned Residential Development Permit, Chapter 19.780

RRP = Room Rental Permit

19.150.020.C Temporary Uses Table

This table identifies uses that are temporary in nature.

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
Car Show	X	X	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		
Caretaker Living Quarters - Temporary During Construction	TUP	TUP	TUP	TUP	TUP	TUP					TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X		
Christmas Tree and Pumpkin Sales (Seasonal)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		
Circus or Carnival (With or Without Tent)	X	X	X	X	X	X	X	TUP	TUP	TUP	X	X	X	X	TUP	TUP	TUP	TUP	TUP	X		
Dwelling Unit (Motor Home, RV, Camper, etc.)	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X	TUP	X	X	X	X	X	X	X	X		
Fair, Concert, Exhibit or Similar Uses	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP	TUP	TUP	TUP	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP ¹	X		
Fruit Stand	X	X ²	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X		
Mobile Medical Units for Humans	X	X	X	X	X	X	X	X	TUP	TUP	TUP	X	TUP	TUP	X	TUP	X	X	X	X		
Non-Commercial Tent Meetings	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		

Chapter 19.410 VEHICLE FUEL STATIONS

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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.

- A. The gross land area shall be not less than one acre. [CM1][CM2][MT3]
- B. The site shall be located on an arterial street, as identified on the General Plan—Master Plan of Roadways.
- C. Except as setbacks along arterial streets may require additional setbacks, all buildings, structures or improvements shall meet the following setbacks:
 - 1. Gasoline and hydrogen fuel pumps or dispensers and canopies shall be located no closer than 20 feet from any property line.
 - 2. The setbacks specified in this subsection C may be used only for the following purposes:
 - a. Passage or temporary standing of automobiles
 - b. Landscaping
 - c. Light poles and standards
 - 3. A minimum ten-foot landscaped setback shall be provided adjacent to any public street.
- D. Buildings shall not exceed a height of 35 feet, except as otherwise provided in Article V.
- E. When a vehicle fuel station adjoins any lot in a residential, mixed use, or Office (O) Zone, a minimum six-foot-high masonry wall shall be erected and maintained along such property line; provided, however, that such wall shall be only three feet high from the setback line of the adjoining property to the front property line.
- F. Screening of pump islands and storage/production tanks for hydrogen fuel stations is encouraged by orienting on-site buildings closer to perimeter street frontages.
- ~~GH.~~ Screening of hydrogen fuel storage/production tanks shall be accomplished by orienting the tanks behind on-site buildings and within a solid masonry wall enclosure that blends with the building. If this cannot be accomplished, screening shall consist of landscaping and/or artwork, or alternative methods at the discretion of the approving authority. Use of chain-link or similar fencing materials is not permitted.
- ~~HG.~~ Notwithstanding other provisions to the contrary, the following site operation standards shall apply to vehicle stations:
 - 1. Operations outside the vehicle fuel station building shall be limited to the dispensing of gasoline, oil, air and water.

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2. All storage and display of merchandise and supplies must be conducted within the service station building.
 3. No vehicles shall be parked on the premises other than those of persons attending to business on the site, vehicles being serviced for customers, vehicles of employees, and other service vehicles used in the operation of the station. No vehicle may be parked on the premises and offered for sale.
 4. Any tank or display provided for the incidental sale of propane or similar material shall be fully screened from view from any public right-of-way.
 5. Hydrogen fuel pumps shall be oriented to provide adequate circulation throughout the site
- I. Hydrogen fuel stations shall comply with the following:
1. Safety and performance standards established by the Society of Automotive Engineers and accredited nationally recognized testing laboratories;
 2. Any rules established by the state Air Resources Board, Energy Commission, or Department of Food and Agriculture regarding safety, reliability, weights, and measures; and
 3. All other applicable codes and regulations.

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Chapter 19.440 ACCESSORY BUILDINGS AND STRUCTURES

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19.440.030 Site location, operation and development standards.

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

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- E. Accessory structures within the single-family residential zones shall comply with the following additional regulations.
 - 1. Setbacks.
 - a. Front yard.
 - i. Accessory structures shall not be located within the front yard setback.
 - ii. For properties in any single-family residential zone except the RA-5 and RC zones, on lots of at least ½-acre or 21,780 square feet, the following types of accessory structures are permitted outside of the front yard setback area:
 - (1) Open structures with a solid roof (i.e., patio cover, gazebo)
 - (2) Open roof structure (i.e., pergola)
 - (3) Architectural design features (i.e., water features)
 - iii. For all other properties, accessory structures shall be located no closer to the front lot line than the front-most wall of the dwelling nearest the front lot line.
 - b. Interior Side and Rear Yards.
 - i. The interior side and rear yard setback shall be five feet for a single-story accessory structure.
 - ii. The interior side and rear yard setback shall be the same as that which applies to primary structures for two-story accessory structures or accessory structures exceeding 20 feet in height.
 - iii. The street side yard setback for an accessory structure shall be the same as the street side setback of the underlying zone.
 - 2. Size limits for accessory structures.

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- 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 ~~greater than~~ 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).
 - c. Any accessory structure over five feet in height shall be set back at least five feet from side and rear property lines.
 - d. Lot coverage. Any accessory structure with a solid roof/cover or enclosed on four sides, shall abide by the lot coverage requirement of the underlying zone.
3. Height limits for accessory structures.
- a. Single-story accessory structures shall not exceed 20 feet in overall height and two-story accessory structures shall not exceed 30 feet in overall height.

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PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE VII. - SPECIFIC LAND USE PROVISIONS
Chapter 19.442 ACCESSORY DWELLING UNITS (ADU)

Chapter 19.442 ACCESSORY DWELLING UNITS (ADU)¹

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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.
2. MADUs shall meet the requirements as defined in Article X (Definitions).
3. ADUs and JADUs in an historic district shall comply with California Government Codes Section 65852.2 and 65852.22, and [Title 20](#) of the Riverside Municipal Code.
4. MADUs are not permitted in any Historic District, Neighborhood Conservation Area or on a lot with a designated Cultural Resources as defined in [Title 20](#).
5. ADUs, MADUs and JADUs, when rented, must be used for rentals of terms longer than 30 days.
6. No actions to correct zoning nonconformities related to physical improvements are required for ADUs.
7. There shall be no minimum lot size requirement to establish an ADU, MADU or JADU.
8. The floor area of an ADU, MADU or JADU shall not be counted when calculating lot coverage.
9. ADUs may not be sold or otherwise conveyed separate from the primary residence with the exception of a primary dwelling and ADU developed by an IRS recognized 501(c)(3) housing-related nonprofit or a faith-based organization, working with the Housing Authority, whose mission is to provide units to low-income households.
10. For JADUs, a deed restriction shall be recorded, to run with the land ~~and~~, to prohibit the sale of the JADU separate from the sale of the primary dwelling ~~and restrict its size~~ as identified in 19.442.030(F).

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E. Number of Units.

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

- b. The number of dwellings permitted on a lot developed pursuant to California Government Code §§ 65852.21 and 66441.7, including ADUs, JADUs and MADUs, shall be as set forth in Chapter 19.443 (Two-Unit Developments).

Chapter 19.450 ALCOHOL SALES

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19.450.030 Site location, operation and development standards.

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

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

1. The business shall not be located within 600 feet of a hospital, public or private school (pre-school through twelfth grade), assemblies of people—non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the hospital, school, assemblies of people—non-entertainment or park site, except in the Downtown Arts and Entertainment District, as defined in Article X (Definitions), where the 600 foot distance restriction does not apply. However, in said Downtown Arts and Entertainment District, the Community & Economic Development Department Director or his/her designee ~~Zoning Administrator~~ shall consider distances from the above listed uses for the purpose of achieving compatibility of the business with neighboring uses as part of the review process.
2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential property. This provision shall not be mandatory with regard to residential uses that are a part of a mixed use zone or mixed use project approved under a conditional use permit.
3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, emergency shelter, supportive housing or transitional housing and transitional housing development as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing parolee/probationer home, emergency shelter, supportive housing or transitional housing and transitional housing development.
4. Lighting, as certified by a qualified lighting engineer, shall be provided at a level no less than one foot candle of lighting throughout private parking lots and access areas serving the business.
5. The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises in accordance with Section 9.05.020 of the Municipal Code.
6. Soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or building lease space.

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19.450.040 Other applicable regulations.

Where the Department of Alcoholic Beverage Control (ABC) determines that an area has an over concentration of alcoholic beverage licenses and/or a higher than average crime rate ABC may deny an application for alcohol sales unless the Community & Economic Development Department Director or his/her designee~~Zoning Administrator~~ or City Planning Commission makes a determination that public convenience or necessity will be served by the proposed project. The determination that public convenience or necessity will be served shall be made through the following findings:

- A. That the license applicant has submitted a request for a particular type of alcoholic beverage license, license upgrade, or premises-to-premises transfer and will agree to all conditions placed on the application;
- B. That the proposed use is compatible with surrounding uses and will enhance economic vitality and improve consumer choice in the surrounding area; and
- C. That the proposed use will not increase the severity of existing law enforcement or public nuisance problems in the area.

Chapter 19.455 ANIMAL KEEPING

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19.455.020 Applicability and permit requirements.

Animal keeping, of both domestic and non-domestic animals, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this chapter.

- A. Animal keeping, as defined in this chapter, includes the keeping of domestic and non-domestic animals and other species as may be determined by the Community & Economic Development Department Director or his/her designee ~~Zoning Administrator~~ to be similar in nature.
- B. Animal keeping is permitted in the various zones as set forth in Article V Table 19.150.020.B (Incidental Uses Table). In addition to the regulations of the applicable zone, animal keeping in the forms of boarding of cats and dogs/kennels, in conjunction with veterinary services and pet shops, or in conjunction with associated biological and/or medical research facilities are also permitted per Article V (Base Zones and Related Use and Development Provisions).

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Chapter 19.465 CARETAKER LIVING QUARTERS

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19.465.030 Site location, operation development standards.

The standards set forth in Article V, Base Zone and Related Use and Development Provisions shall apply to agricultural caretaker living quarters, unless otherwise specified here.

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C. Caretaker living quarters—Temporary during construction.

1. The temporary unit shall be located on-site and in the rear half of the lot, unless otherwise approved by ~~the the Community & Economic Development Department Director or his/her designee Zoning Administrator~~. In no instance shall the temporary unit be located within public right-of-way.
2. The temporary unit shall be located at least five feet from all property lines. For side and rear property lines adjoining an existing residential use, the setback of the underlying zone shall apply.
3. The number of occupants shall be limited to two persons.
4. The temporary unit shall be connected to water and electric utilities. Where required by the Public Works Department, the unit shall be connected to the sewer system.
5. The unit shall be allowed to remain on the site for an initial period of no more than six months, except that individual extensions of up to three months each with a maximum of one year from the date of the initial siting may be granted by the ~~Community & Economic Development Department Director or his/her designee Zoning Administrator~~. There shall be no fee for these time extensions. In considering whether to grant a time extension, the ~~Community & Economic Development Department Director or his/her designee Zoning Administrator~~ may consider evidence of any land use compatibility related complaints from surrounding residents and property owners.
6. No later than seven days following the issuance of a certificate of occupancy for the permanent building, the temporary unit shall be removed from the site.
7. An active building permit shall be in effect prior to locating the temporary unit on-site and at all times that the unit remains on-site. The unit is to be removed within seven days of expiration of the building permit.

PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE VIII - SITE PLANNING AND GENERAL DEVELOPMENT PROVISIONS
Chapter 19.545 DENSITY BONUS

Chapter 19.545 DENSITY BONUS¹

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19.545.050 Permitted density bonus.

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

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- C. *Bonus for other housing categories.* A residential development project that complies with the eligibility requirements of Section 19.545.040 shall be entitled to density bonus as follows:
1. Units for transitional foster youth, disabled veterans, homeless persons, or seniors: 20 percent density bonus.
 2. Units for lower-income students: density bonus varies based on percentage of low-income units in the development, up to 50% pursuant to California Government Code §65915(f)(3)(C).
 - a. Units for lower-income students shall be defined as one rental bed and its pro rata share of associated common area facilities.
 - b. Units for lower-income students shall meet all of the following requirements:
 - i. All units will be used exclusively for undergraduate, graduate, or professional students enrolled currently or in the past 6 months in at least 6 units at an institution of higher learning accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges.
 - ii. As a condition of receiving a certificate of occupancy, the developer/applicant shall enter into an operating agreement or master lease with one or more institutions of higher education for students from that institution(s) to occupy all units of the student residential development project.
 - iii. The development shall provide priority for the applicable affordable units for lower-income students experiencing homelessness that may be verified by an institution of higher education that has knowledge of a person's homeless status or a homeless service provider, as defined in paragraph (3) of subdivision (e) of Section 103577 of the Health and Safety Code.

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- iv. Rent for the affordable units for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.
 - v. Rental beds reserved for lower-income students shall not be tied to any specific bedrooms.
 - 3. Twenty-five percent density bonus for condominium conversion, subject to the requirements of California Government Code Section 65915.5.
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Chapter 19.650 APPROVING AND APPEAL AUTHORITY

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19.650.020 Designated approving authority.

A. General provisions.

1. The Approving and Appeal Authority, as designated in Table 19.650.020 (Approving and Appeal Authority), shall approve (in full or in part), conditionally approve (in full or in part), modify or deny (in full or in part) applications in accordance with the requirements of the Zoning Code.
2. Table 19.650.020 (Approving and Appeal Authority) identifies both recommending (R) and final (F) authorities for each application.
3. When a proposed project requires more than one permit, the permits shall be processed pursuant to Section 19.650.030 (Concurrent Processing of Land Use Development Permits).

B. Appeals. An action of the Approving or Appeal Authority may be appealed pursuant to procedures set forth in Chapter 19.680 (Appeals).

C. Approval authority on referral.

1. Referral by the Community & Economic Development Department Director, or his/her designee, or the Development Review Committee.
 - a. The Community & Economic Development Department Director, or his/her designee, or the Development Review Committee, instead of taking any action, may refer the matter to the Planning Commission.
 - b. The action of the Planning Commission, following referral, may be appealed to the City Council.
 - c. Action taken by the City Council is not subject to an appeal.
2. Community & Economic Development Department Director, or his/her designee, decisions.
 - a. All administrative and discretionary decisions of the Community & Economic Development Department Director, or his/her designee, shall be transmitted to the City Council.
 - b. The Mayor or any member of the City Council may refer the decision for consideration by the City Council at a public hearing by notifying the Community & Economic Development Department Director, or his/her designee.
 - c. If not referred by the Mayor or any member of the City Council, or otherwise appealed, within ten days of transmittal, the action of the Community & Economic Development Department Director, or his/her designee, is final.
3. Development Review Committee decisions.
 - a. All decisions of the Development Review Committee shall be transmitted to the City Council.

- b. The Mayor or any member of the City Council may refer the matter for consideration by the City Council at a public hearing by notifying the Community & Economic Development Department Director, or his/her designee.
 - c. If not referred by the Mayor or any member of the City Council, or otherwise appealed, within ten days of transmittal, the action of the Development Review Committee is final.
4. Planning Commission Administrative and Discretionary Items.
 - a. All decisions of the Planning Commission on administrative and discretionary items shall be transmitted to the City Council the next business day following Planning Commission action.
 - b. The Mayor or any member of the City Council may refer the matter for consideration by the City Council at a public hearing by notifying the Community & Economic Development Department Director, or his/her designee.
 - c. If not referred by the Mayor or any member of the City Council, or otherwise appealed, within ten days of Planning Commission action, the action of the City Planning Commission is final. (See Section 19.690.020(A) - Effective Date of Permits and Actions).

Table 19.650.020
Approving and Appeal Authority

R = Recommending Authority; F = Final Approving Authority (unless appealable); A = Appeal Authority; AR = Approving Authority as Community & Economic Development Director or Development Review Committee on Referral

Type of Permit or Action	Approving and Appeal Authority			
	Community & Economic Development Department Director	Development Review Committee (DRC)	City Planning Commission ^(9,11)	City Council ^(1,11)
<i>Administrative</i>				
Design Review		F ⁽³⁾	A/AR ⁽³⁾	A ⁽³⁾ /F
Fair Housing and Reasonable Accommodation		F	AR	A ⁽⁴⁾ /F
<u>Findings of Public Convenience or Necessity</u>	<u>F</u>		<u>AR</u>	<u>A/F</u>
Minor Conditional Use Permit		F	A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
Administrative Planned Residential Development Permit	F		A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
Nonconforming Determination	F		A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F

Recycling Center Permit	F			AR/A/F
Room Rental Permit	F		AR	A/F
Street, Alley, & Walkway Vacations (Summary)				F
Temporary Use Permit	F ⁽⁵⁾			
Time Extensions	F		A/AR	A/F
Transportation Demand Management Regulations	F			A/F
Variance	F		A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
Zoning Code Interpretation	F		A/AR	A/F
<i>Public Hearing</i>				
Accessibility Appeals (Building Official decisions relating to access)			F	A/F
Airport Land Use Commission Appeals				A ^(10, 12) /F
Annexation or Detachment			R ⁽⁶⁾	A/F
Conditional Use Permit			F ^(6, 9)	A/F
Condominium Conversion Permit			R ⁽⁶⁾	A/F
Development Agreement and Amendment ⁽⁸⁾			R ⁽⁶⁾	A/F
Design Review			F ⁽³⁾	A/F ⁽³⁾
Floodplain Approval; Floodplain Variance			F	A/F
General Plan Text/Map Amendment			R ^(6, 9)	A/F

Planned Residential Development Permit			F ^(6, 9, 13)	A/F
Minor Planned Residential Development Permit			F ^(6, 9)	A/F
Small Lot Planned Residential Development Permit			F ^(6, 9)	A/F
Site Plan Review Permit			F ⁽⁶⁾	A/F
Specific Plan and Amendments			R ^(6, 9)	A/F
Street, Alley, & Walkway Vacations			R ⁽⁶⁾	A/F ⁽⁷⁾
Street Name Change			R ⁽⁶⁾	A/F
Traffic Pattern Modification Measures			R ⁽⁶⁾	A/F ⁽⁷⁾
Zoning Code Text/Map Amendment			R ^(6, 9)	A/F

Notes:

1. Decisions of the City Council are final and cannot be appealed.
2. Reserved.
3. Planning Commission primary design review responsibility is limited to concurrent review with another case for which the Planning Commission has approval authority (Refer to Section 19.710.035 - Review Responsibilities of Planning Commission or Community & Economic Development Department Director). Appeal of Planning Commission action on design review is by the full City Council.
4. See Section 19.650.020 C - Designated Approving Authority.
5. Appeal of an action on a Temporary Use Permit shall be to the City Manager. The City Manager's decision is final.
6. If denied by the Planning Commission, the action is final unless appealed to the City Council (See Section 19.680.020 B - Appeal Authority) with the exception of City-initiated General Plan Text/Map Amendments, Zoning Code Text/Map Amendments and Specific Plan Amendments where the Planning Commission is a Recommending Authority only.
7. Street vacations and traffic pattern modification measures require two actions at the City Council: adoption of a resolution of intent to hold a public hearing and a public hearing.
8. See Government Code Section 65864 for more information on Development Agreements.

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9. All decisions by the Planning Commission to approve or deny a permit or action are by simple majority of the members present and voting, with the following exceptions:
 - a. Conditional Use Permits, including revocations, and Planned Residential Development Permits require approval by a 2/3 majority of the Planning Commissioners present and voting; and
 - b. Zoning Code Text/Map Amendments, General Plan Text/Map Amendments, and Specific Plan Amendments require a majority vote of not less than four Planning Commissioners present and voting.
 10. All decisions of the City Council to approve or deny a permit or action are by a majority vote of those present and voting except that a 2/3 vote of the total membership (five votes minimum) is required to approve an appeal of a decision of the Airport Land Use Commission (ALUC).
 11. All tied votes of the Planning Commission mean that an application failed to be approved and will be treated as a denial. When a tie vote exists before the City Council, the Mayor shall have the voting right as any member of the City Council and may cast a vote for or against an item to break a tie. In the Mayor's absence, in the event of a tie vote, the Mayor Pro Tempore shall not have the right to cast a tie-breaking vote; in this instance the City Council vote shall be treated as a denial (Riverside City Charter - Article IV, Section 405).
 12. Refer to Section 19.680.030 (E) for details regarding the ALUC appeal process
 13. The final decision-making authority for PRD's in the RC Zone shall be the City Council.

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Chapter 19.740 TEMPORARY USE PERMIT

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19.740.020 Applicability.

- A. Temporary uses shall be permitted on private property with the issuance of a Temporary Use Permit (TUP) as specified in Tables 19.150.020.C (Temporary Use Table) and 19.740.020 (Temporary Uses) in zones where the temporary use is permitted.
- B. Temporary uses shall be limited to the maximum number of contiguous days each use is allowed per event, the maximum number of occurrences each use is allowed and the maximum number of days per calendar year on each property or commercial complex as listed below.
- C. Non-City Sponsored events or uses located within the Public Right-of-Way, Public Park or other City owned land shall be subject to Chapter 2.28 of the Riverside Municipal Code and the granting of a Special Events Permit issued by the Arts and Cultural Affairs Division of the City of Riverside. Events which occur on both Public and Private Property (i.e. a Marathon using a public street but starting or ending at a privately owned shopping center) would be governed by the Special Event Permit provisions of Chapter 2.28 of the Riverside Municipal Code and not subject to a Temporary Use Permit.
- D. Temporary uses listed in Table 19.740.020A below shall obtain a TUP for each event.
- E. A filing fee established by City Council Resolution shall be required prior to the issuance of a Temporary Use Permit.
- F. Temporary Uses shall comply with all applicable development, operational and location standards listed in Chapter 19.740.050, obtain all applicable Department approvals, and the applicant shall be responsible for payment of the associated filing fee.
- G. Minor Temporary Uses, as identified in Table 19.740.020, that do not comply with all applicable standards may be processed under the Major Temporary Use Permit process provided the Community & Economic Development Director or his/her designee and all applicable Departments approve the request; the applicant shall be responsible for payment of the associated Major Temporary Use filing fee.
- H. Events sponsored and sanctioned by an IRS recognized 501(c)(3) organization and contained entirely on-site shall obtain, at no fee, a Temporary Use Permit provided:
 - 1. Any proposed tents or structures shall be reviewed and approved by the Building and Safety Division and/or Fire Department which may require additional permits.
 - 2. Events which utilize adjacent sidewalks, streets, or other public property shall be subject to a Special Events Permit.
- I. Other uses not listed. The Community & Economic Development Director or their designee may determine that a use is similar to, and no more detrimental than, a listed Temporary Use. The maximum number of days and occurrences shall be at the discretion of the Community & Economic Development Director or their designee.

- J. Determination of City departments and other agencies whose approval is required prior to each occurrence will be determined by the Planning Division as part of the TUP review process with respect to each proposed temporary use.

Table 19.740.020
Temporary Use Permit

Temporary Use	Maximum Number of Consecutive Days per Event ¹	Maximum Number of Occurrences per Calendar Year ¹	Maximum Number of Days Per Calendar Year ¹	Type of Temporary Use Permit
Car Show	3	16	48	Minor
Caretaker Living Quarters - Temporary During Construction	Initial period of no more than six months, except that individual extensions of up to three months each with a maximum of one year from the date of the initial siting may be granted.			Minor
Christmas Tree and Pumpkin Sales (Seasonal)	30	2	60	Minor
Circus or Carnival (With or without Tent)	7	1	7	Major
Dwelling Unit (Motor Home, RV, Camper, etc.)	30	4	60	Minor
Fair, Concert, Exhibit or Similar Uses	7	2	14	Minor
Fruit Stands	4	8	32	Minor
Garage Sales	Garage Sales are Regulated by Chapter 5.49 of the Riverside Municipal Code			N/A
Mobile Medical Units for Humans	7	2	14	Minor
Non-Commercial Car Wash	Contact Public Works Department for requirements for temporary Car Washes			N/A
Non-Commercial Tent Meetings	10	1	10	Minor
Outdoor Preparation of Food (Temporary), Food and Drink Festivals, or Similar Uses	3	6	18	Minor
Outdoor Sales in Conjunction with	5	8	40	Minor

a Permanent Land Use (Parking Lot Sale)				
Outdoor Sales Event not in Conjunction with a Permanent Land Use (Swap Meet)	4	4	16	Major Minor parking lot sales exempt from TUP, see 19.740.040.E
Special Events (Events on Public Properties including streets, schools, or parks)	Special Events are administered by the Arts and Cultural Affairs Division pursuant to Chapter 2.28 of the Riverside Municipal Code			N/A
Subdivision Sales Trailer or Office During Construction	Initial period of no more than one year from the date of the initial siting may be granted.			Minor
Temporary Emergency Shelter	-	-	180	Major
Temporary Holiday Storage Containers	45	1	45	Minor
Vapor Recovery Operations	-	-	-	Major

;sz=8q; ¹ An applicant or property owner may request an increase in the maximum number of days per event, number of occurrences, or days per calendar year by requesting consideration of a Temporary Use Permit to the City Manager and paying all applicable filing fees.

19.740.040 Exemption.

- A. Any temporary uses allowed by this chapter proposed to be located within the boundaries of the Riverside Convention Center shall be exempt from the TUP process. Any proposed tents or structures shall be reviewed and approved by the Building and Safety Division and/or Fire Department which may require additional permits. Events which utilize adjacent sidewalks or other public property shall be subject to the granting of a Special Events Permit.
- B. Activities clearly incidental to a Public K-12 School, College or University (UCR and RCC) regulated and funded by a public governmental agency, such as graduation and sporting events, contained entirely on-site (including all parking) shall be exempt from the TUP process.
- C. Activities clearly incidental to a private K-12 school, college or university (CBU and LSU), such as graduation and sporting events, contained entirely on-site (including all parking) shall be exempt from the TUP process provided there is an active Conditional Use Permit (CUP) or Campus-Wide Specific Plan for the institution. Fairs, concerts, etc. which rely on on-street parking or path of travel shall not be included in this exception. Vocational and training schools are not included in this exemption.

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- D. Events sponsored and sanctioned by the Master Property Association or Property Manager for Regional Shopping Centers which are 20 acres or larger located within the CR - Commercial Retail, CG - Commercial General or CRC - Commercial Retail Center Zone shall be exempt from the TUP process provided the entire event occurs on managed or owned properties.
- E. Minor parking lot sales not in conjunction with a permanent land use, on properties zoned CR-Commercial Retail, CG-Commercial General, and CRC-Commercial Retail Center are permitted and exempt from the TUP process provided that sales occur with written permission from the property owners. Sales shall occur up to four times a year for up to four days at a time. Minor parking lot sales shall be defined as those that do not require parking or drive aisle circulation space; are limited to a single vendor; and sell floral, holiday, and graduation gifts only.

19.740.050 Development, operational and location standards.

- A. Any use which is prohibited by state or federal law is also strictly prohibited.
- B. All events must comply with Title 7 of the Riverside Municipal Code (Noise).
- C. Temporary uses listed in Table 19.740.020 above shall comply with the following development standards:
1. Car show
 - a. The parking of vehicles shall occur on improved surfaces only (i.e. asphalt or concrete).
 - b. The event shall not occupy more than 30 percent of a required parking area and shall not substantially alter the existing circulation pattern of the site.
 - c. The event shall provide and maintain all state and federal disabled access requirements including, but not limited to parking, path of travel, sanitation facilities, etc.
 - d. The event shall not block or modify any fire lane or fire hydrant.
 - e. No stage shall be permitted.
 - f. No tents, canopies or other temporary structures with an individual area of 120 square feet shall be permitted.
 2. *Caretaker living quarters—Temporary during construction.* For development standards for caretaker living quarters used during construction review Article XII Chapter 19.465.
 3. *Christmas tree and pumpkin sales (seasonal).* Christmas tree and pumpkin sales lots are subject to compliance with the following criteria as set forth below:
 - a. Christmas tree or pumpkin sales within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site. The temporary sales area shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
 - b. Christmas tree and pumpkin sales lots located on vacant property shall provide adequate on-site parking spaces and access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;
 - c. Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to 9:00 a.m. to 10:00 p.m., unless other hours are specified by written approval

issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;

- d. Incidental sales of Christmas tree lights, tree decorations and stands may be permitted in conjunction with a Christmas tree sales lot, but sales of gift items are excluded; and
 - e. Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.
4. *Circus or carnival (with or without tent).*
- a. A circus or carnival within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
 - b. The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
 - c. A circus or carnival located on vacant property shall provide adequate vehicular access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;
 - d. Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to 9:00 a.m. to 10:00 p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or his/her designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
 - e. The circus or carnival shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.
 - f. Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.
5. *Dwelling Unit (Motor Home, RV, camper, etc.).*
- a. A dwelling unit may only be permitted on a residentially used parcel.
 - b. The vehicle may not be parked within the public right-of-way, overhang into the public right-of-way, block any sidewalk or path of travel and may be no closer than five feet from any interior property line.
 - c. The vehicle must be parked on a concrete pad or driveway.
 - d. Generators may only be permitted between the hours of 7:00 a.m. and 10:00 p.m. as permitted by Title 7 of the Riverside Municipal Code.
6. *Fair, concert, exhibit or similar uses.*
- a. A fair, concert, exhibit or similar use within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.

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- b. The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
 - c. A fair, concert, exhibit or similar use located on vacant property shall provide adequate vehicular access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;
 - d. Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to 9:00 a.m. to 10:00 p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
 - e. The fair, concert, exhibit or similar use shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.
 - f. Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.
7. *Mobile medical units for humans.*
- a. Mobile medical units shall not be located within any required front or street side yard. An interior side or rear yard where off-street parking is allowed may be occupied by a mobile medical unit.
 - b. Mobile medical units shall not be placed within, disrupt or displace any required accessible path of travel or fire lane.
8. *Non-commercial tent meeting.*
- a. A non-commercial tent meeting within an existing retail or industrial center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
 - b. The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
 - c. A non-commercial tent meeting located on vacant property shall provide adequate vehicular access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;
 - d. Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to 9:00 a.m. to 10:00 p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
 - e. The non-commercial tent meeting shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.
 - f. Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

9. *Outdoor preparation of food (temporary).*

- a. The requirements for the outdoor preparation of food apply only when in conjunction with a permanent indoor restaurant and does not pertain to the outdoor preparation of food in association with legally established school or assemblies of people—non-entertainment, street fairs, carnivals or push carts that are regulated separately.
- b. For development standards for the temporary outdoor preparation of food the standards for outdoor dining and food preparation (permanent) shall apply, Chapter 19.495.
- c. No tents, canopies or other temporary structures with an individual area of 120 square feet shall be permitted.
- d. Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

10. *Outdoor sales event in conjunction with a permanent land use.*

- a. An outdoor sales event in conjunction with a permanent land use within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b. The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- c. An outdoor sales event must be in conjunction with, and clearly incidental to, an existing permanent use on site. Outdoor sales on vacant lots is not permitted (see outdoor sales event not in conjunction with a permanent land use below).
- d. The applicant shall provide and maintain all state and federal disabled access requirements including, but not limited to parking, path of travel, sanitation facilities, etc.
- e. The event shall not block or modify any fire lane or fire hydrant.
- f. No stage shall be permitted.

11. *Outdoor sales event not in conjunction with a permanent land use-*

- a. An outdoor sales event not in conjunction with a permanent land use within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b. The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- c. An outdoor sales event not in conjunction with a permanent land use located on vacant property shall provide adequate on-site parking spaces and access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;
- d. The applicant shall provide and maintain all state and federal disabled access requirements including, but not limited to parking, path of travel, sanitation facilities, etc.
- e. The event shall not block or modify any fire lane or fire hydrant.
- f. No stage shall be permitted.

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- g. Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to 9:00 a.m. to 10:00 p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
 - h. the Outdoor sales area and Parking Lot shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.
 - i. Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

12. *Subdivision sales trailer or office during construction.*

- a. The temporary unit shall be located on-site and in the rear half of the lot, unless otherwise approved by the Community & Economic Development Director or their designee. In no instance shall the temporary unit be located within public right-of-way.
- b. The temporary unit shall be located at least five feet from all property lines. For side and rear property lines adjoining an existing residential use, the setback of the underlying zone shall apply.
- c. The temporary unit shall be connected to water and electric utilities. Where required by the Public Works Department, the unit shall be connected to the sewer system.
- d. The unit shall be allowed to remain on the site for an initial period of no more than six months, except that individual extensions of up to three months each with a maximum of one year from the date of the initial siting may be granted by the Community & Economic Development Director or their designee. There shall be no fee for these time extensions. In considering whether to grant a time extension, the Community & Economic Development Director or their designee may consider evidence of any land use compatibility related complaints from surrounding residents and property owners.
- e. No later than seven days following the issuance of a certificate of occupancy for the permanent building, the temporary unit shall be removed from the site.
- f. An active building permit shall be in effect prior to locating the temporary unit on-site and at all times that the unit remains on-site. The unit is to be removed within seven days of expiration of the building permit.

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.
- b. A written management and security plan shall be provided for review and approval by the Community & Economic Development Director or their designee.
- c. 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.
- d. The placement of beds are temporary and limited to the maximum number of days identified in Table 19.740.020.
- e. Temporary emergency shelters shall be consistent with applicable airport land use compatibility plans. See Chapter 19.149 - Airport Land Use Compatibility.

14. *Temporary holiday storage containers.*

- a. A maximum of four temporary holiday storage containers may be permitted for retail outlets with 15,000 square feet or more of gross floor area for overstock of products and goods.
- b. A maximum of two temporary holiday storage containers may be permitted for retail outlets with 10,000 to 15,000 square feet of gross floor area for overstock of products and goods.
- c. A maximum of one temporary holiday storage containers may be permitted for retail outlets with 5,000 to 10,000 square feet or more of gross floor area for overstock of products and goods.
- d. The containers shall be located behind the building to minimize the visual impact from public view.
- e. The containers shall not be located within any building setback area.
- f. The containers shall maintain the minimum building setback from all property lines as determined by the California Building Code or 10 feet whichever is greater.
- g. The containers shall not be located within a fire lane nor block any fire hydrant.

15. *Vapor recovery operation.* Vapor recovery operations for fuel-contaminated soil are subject to the site location criteria, operation and development standards below:

- a. Site location criteria.
 - (1) All equipment shall be located as far as possible, but not closer than ten feet, to any property with a residential use or other uses designed for overnight human habitation, such as motels, hotels, hospitals or group homes.
 - (2) The location on the site shall not disrupt the flow of traffic onto and off of the site.
 - (3) Whenever possible, the facility shall not displace required parking. If this is not possible, the Community & Economic Development Director or his/her designee may grant a temporary displacement of required parking for the time the vapor recovery operation is in operation.
- b. Operation and development standards.
 - (1) All equipment shall be screened with landscaping, block walls or opaque fencing consistent with landscaping and/or physical improvements in the area.
 - (2). Sound emanating from machinery shall be muffled so as not to exceed 60 dBA at the nearest property line of any nonresidential use and 45 dBA at the nearest property line of a residential use or other uses designed for overnight human habitation, such as motels, hotels, hospitals or group homes.
 - (3) The Community & Economic Development Director or their designee may limit the hours of operation to between 9:00 a.m. and 10:00 p.m. where vapor recovery operations are located near residential uses or other uses designed for overnight human habitation, such as motels, hotels, hospitals or group homes.
 - (4) Approval from all applicable governmental agencies shall be obtained.
 - (5) At the conclusion of the vapor recovery operation, all machinery and improvements shall be completely removed from the site and the previously existing improvements shall be replaced in accordance with all local standards. The Community & Economic Development Director or their designee may require suitable documentation guaranteeing such removal and repairs.

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PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE IX. - LAND USE DEVELOPMENT PERMIT REQUIREMENTS/PROCEDURES
Chapter 19.850 FAIR HOUSING AND REASONABLE ACCOMMODATION

Chapter 19.850 FAIR HOUSING AND REASONABLE ACCOMMODATION

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19.850.040 Approval/referral.

The request for reasonable accommodation will be considered by the Development Review Committee who may deny, approve, or conditionally approve the request. The Development Review Committee may also refer the request, if it is determined to be significantly controversial, to the Planning Commission. The request shall be placed on the next regularly scheduled meeting agenda. ~~The Planning Commission shall act in the capacity of the Zoning Administrator in such cases.~~

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PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE IX. - LAND USE DEVELOPMENT PERMIT REQUIREMENTS/PROCEDURES
Chapter 19.895 ROOM RENTAL PERMIT

Chapter 19.895 ROOM RENTAL PERMIT

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19.895.020 Procedures.

The following procedures apply to applications for a Room Rental Permit:

- A. *Application.* Owners of a single-family residential property that includes a primary dwelling or dwellings, accessory dwelling unit and/or junior accessory dwelling unit wishing to rent a room or rooms to more than two, but not more than four individuals shall make written application to the Community & Economic Development Department Director or his/her designee Zoning Administrator, including all the material deemed necessary to demonstrate compliance with the provisions for this use in Chapter 19.520 (Rental of Rooms), including, a signed copy of the Room Rental Permit Agreement to meet the requirements for additional rentals.

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