

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING VARIOUS SECTIONS OF TITLES 18, 19, AND 20.

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

Section 1: Section 18.085.030 of the Riverside Municipal Code is amended follows:

“Section 18.085.030 Requirements.

A parcel map for an urban lot split made pursuant to California Government Code § 66411.7 shall conform with the following requirements, pursuant to Government Code Section 65913.4(a)(6) and Section 66411.7(a):

A. *Location.* The parcel being subdivided shall:

1. Be located within a Single-Family Zone (R-1, RE, RR, RC, DSP-RES, or NSP-MDR);
 2. Not be located within a Very High Fire Hazard Severity Zone, with the exception of sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development,
- ...”

Section 2: Section 18.085.040 of the Riverside Municipal Code is amended as follows:

“Section 18.085.040 Subdivision standards.

A. *Lot size.* The new parcels shall be of approximately equal parcel area. In no instance shall a parcel be smaller than 40 percent of the lot area of the original parcel proposed for subdivision, or smaller than 1,200 square feet, whichever is greater.

B. *Access to streets.* Every parcel shall have access to, provide access to, or adjoin the public right-of-way.

a. A minimum ten-foot-wide direct access corridor or easement shall be required when parcels do not adjoin the public right-of-way.

b. Additional access requirements, including but not limited to a wider access corridor or easement, may be required where necessary to provide adequate access for fire safety equipment pursuant to Chapter 16.32 – Fire Prevention.

1 ...”

2 Section 3: Section 18.085.060 of the Riverside Municipal Code is deleted in its entirety.

3 Section 4: Section 18.085.070 of the Riverside Municipal Code is amended as follows:

4 “Section 18.085.060 Additional requirements.”

5 Section 5: Section 18.085.080 of the Riverside Municipal Code is amended as follows:

6 “Section 18.085.070 Severability.”

7 Section 6: Section 19.443.040 of the Riverside Municipal Code is amended as follows:

8 “Section 19.443.040 Requirements.

9 A two-unit development made pursuant to California Government Code Section 65852.21 shall
10 conform with the following requirements, pursuant to California Government Code Section
11 65852.21(a) and Section 65913.4(a)(6):

12 A. *Location.* A parcel for a two-unit development or urban lot split shall:

13 1. Be located within a Single-Family Zone (R-1, RE, RR, RC, DSP-RES, or NSP-MDR);

14 2. Not be located within a Very High Fire Hazard Severity Zone, with the exception of sites
15 that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire
16 mitigation measures applicable to the development;

17 ...”

18 Section 7: Section 19.443.050 of the Riverside Municipal Code is amended as follows:

19 “Section 19.443.050 Development standards.

20 Development pursuant to this Chapter shall comply with the following:

21 A. *Number of units.*

22 1. Two-unit developments.

23 a. The maximum number of attached or detached primary dwelling units permitted on
24 any lot in a single-family zone is two.

25 b. No more than four total dwelling units, inclusive of up to two detached, attached,
26 and junior ADUs pursuant to the requirements of Chapter 4.42, may be constructed on any
27 undivided lot in a single-family zone.

28 2. Urban lot splits.

1 a. A maximum of two dwelling units of any kind may be constructed on any single-
2 family lot established through an urban lot split pursuant to Chapter 18.085 (Urban Lot Splits)
3 of the Subdivision Code, inclusive of detached, attached, and junior ADUs, for a maximum of
4 four units total on both lots.

5 b. The maximum number of units that result from any urban lot split may include
6 primary dwellings, detached, attached, and junior ADUs.

7 ...

8 *C. Setbacks.*

9 1. The side and rear yard setbacks for two-unit developments shall be at least four feet.

10 2. The front yard setback for two-unit developments shall be as required by the Zone.

11 ...

12 E. The application of any development standard that would physically prevent the development of up
13 to two primary dwelling units or that would physically preclude either of the two units from being at
14 least 800 square feet in floor area shall be waived. No Variance or other discretionary action shall be
15 required.

16 ...”

17 Section 8: Section 18.443.060 of the Riverside Municipal Code is amended as follows:

18 “Section 18.443.060 Design standards.

19 *A. Materials.*

20 ...

21 *B. Landscaping.*

22 a. Front and street side yard areas shall be fully landscaped pursuant to the requirements
23 of Chapter 19.570 (Water Efficient Landscaping and Irrigation) and the Citywide Design Guidelines.

24 b. Complete landscaping and irrigation plans shall be submitted to the Planning Division prior
25 to the issuance of building permits.

26 c. Installation of approved landscaping shall be completed prior to release of final occupancy.”

27 Section 9: Section 19.443.070 of the Riverside Municipal Code is amended as follows:

28 “Section 19.443.070 Additional requirements.

1 A. *Short-term rentals.*

2 ...

3 B. *Owner occupancy.*

4 a. Unless the lot on which a two-unit development is constructed was established
5 through an urban lot split pursuant to Chapter 18.085 (Urban Lot Splits) of the Subdivision Code,
6 the owner of the property shall reside in one of the units as their principal residence.

7 b. A deed restriction shall be recorded on title to the subject property binding current
8 and future owners to this requirement.

9 c. Owner occupancy requirements for two-unit developments constructed on lots
10 established through an urban lot split shall be as set forth in Chapter 18.085 of the Subdivision Code.

11 ...”

12 Section 10: Section 19.443.080 of the Riverside Municipal Code is deleted in its entirety.

13 Section 11: Section 19.443.090 of the Riverside Municipal Code is amended as follows:

14 “Section 19.443.080 Variances.”

15 Section 12: Section 19.443.100 of the Riverside Municipal Code is amended as follows:

16 “Section 19.443.090 Severability.”

17 Section 13: Section 20.50.010 of the Riverside Municipal Code is amended as follows:

18 “Section 20.50.010 Definitions.

19 For the purposes of this title, these terms are defined as follows:

20 *Alteration* means any change, modification, or demolition, through public or private action, to the
21 character-defining or significant physical features of properties affected by this title. Such changes
22 may be: changes to, or modifications of, structural or architectural details or visual characteristics;
23 grading; surface paving; the addition of new structures; the cutting or removal of designated trees,
24 landscapes or other natural features; the disturbance of archaeological sites or areas; or the
25 placement or removal of any significant objects such as signs, plaques, light fixtures, street furniture,
26 walls, fences, steps, plantings, or landscape accessories affecting the significant visual and/or
27 historical qualities of the Cultural Resource.

28 ...

1 *Cultural resource* means improvements, natural features, sites, cultural landscapes, or other objects,
2 which may reasonably be of scientific, aesthetic, educational, cultural, architectural, social, political,
3 military, historical or archaeological significance. This includes designated cultural resources, eligible
4 cultural resources, and contributing features to Historic Districts and Neighborhood Conservation
5 Areas. A "Point of Cultural Interest" as recognized under Title 20 is expressly not under this definition.
6 Cultural resource has the same meaning as historic resource pursuant to the California Government
7 Code.

8 ...”

9 Section 14: The City Council has reviewed the matter and, based upon the facts and
10 information contained in the staff reports, administrative record, and written and oral testimony,
11 hereby finds that this ordinance is not subject to CEQA pursuant to Section 15061(b)(3) (General
12 Rule), as it can be seen with certainty that approval of the project will not have an effect on the
13 environment.

14 Section 15: The City Clerk shall certify to the adoption of this ordinance and cause publication
15 once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City
16 of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption but
17 shall not be operative and enforced by the City of Riverside until approved by the voters of the City
18 of Riverside in compliance with California law.

19 ADOPTED by the City Council this _____ day of _____, 2025.

21 _____
22 PATRICIA LOCK DAWSON
23 Mayor of the City of Riverside

23 Attest:

24 _____
25 DONESIA GAUSE
26 City Clerk of the City of Riverside

27 //

28 //

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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