

ORDINANCE NO.

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

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

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

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

“Section 19.120.080 Performance Standards.

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

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

B. *Security.*

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

...”

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

“Section 19.210.050 Additional development standards.

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

//

1 A. *Management.* Every mobile home park community shall be properly managed to ensure
2 maintenance of common facilities and to ensure individual home sites are developed and
3 maintained in accordance with recorded rules and regulations for the park. A Management
4 Plan shall be included in the conditional use permit application submittal.

5 ...

6 Section 4: Section 19.255.030 of the Riverside Municipal Code is hereby amended as
7 follows:

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

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

11 A. *General requirements.*

12 ...

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

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

19 ...”

20 Section 5: Section 19.330.030 of the Riverside Municipal Code is hereby amended as
21 follows:

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

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

25 A. *Site location standards.*

26 ...

27 B. *Operation and development standards.*

28 1. The development shall result in no harm to the health, safety or general welfare of the

neighborhood from light, glare or noise.

...

11. The minimum period of occupancy shall be 30 days.

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

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

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

“Section 19.350.040 Site location, operation and development standards.

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

A. *Site location standards.*

...

B. *Operation and development standards.*

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

...

5. Individual client stays shall not exceed 180 days.”

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

“Section 19.400.040 Site location, operation and development standards.

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

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

1 ...

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

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

6 **“Section 19.401.030 Site location, operation and development standards.**

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

9 A. To avoid over-concentration of SRO's, there shall be a 300-foot separation requirement as
10 measured from the nearest outside building walls between a proposed SRO and any other SRO.

11 ...”

12 Section 9: Section 19.440.030 of the Riverside Municipal Code is hereby amended as
13 follows:

14 **“Section 19.440.030 Site location, operation and development standards.**

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

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

20 ...

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

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

25 1. Setbacks.

26 a. Front yard.

27 i. Accessory structures shall not be located within the front yard setback.

28 //

1 ii. For properties in any single-family residential zone except the RA-5 and RC
2 zones, on lots of at least 1/2-acre or 21,780 square feet, the following types
3 of accessory structures are permitted outside of the front yard setback area:

4 (1) Open structures with a solid roof (i.e., patio cover, gazebo)

5 (2) Open roof structure (i.e., pergola)

6 (3) Architectural design features (i.e., water features)

7 iii. For all other properties, accessory structures shall be located no closer to the
8 front lot line than the front-most wall of the dwelling nearest the front lot
9 line.

10 b. Interior Side and Rear Yards.

11 i. The interior side and rear yard setback shall be five feet for a single-story
12 accessory structure.

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

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

18 2. Size limits for accessory structures.

19 a. All metal accessory structures shall be limited to a maximum total floor area of
20 120 square feet in the RR, RE, and R-1 Zones.

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

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

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

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

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

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

8 ...”

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

11 **“Section 19.442.030 Requirements.**

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

15 A. *General.*

16 ...

17 D. *Unit Size.*

18 1. Attached ADUs.

19 ...

20 5. The size of an ADU or JADU shall not be less than that of an efficiency dwelling
21 unit, as set forth in Section 1208.4 of the California Building Code.

22 ...”

23 Section 11: Section 19.445.030 of the Riverside Municipal Code is hereby amended as
24 follows:

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

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

28 A. *Domestic animal keeping.*

1. Domestic animal keeping is permitted in all residential and mixed-use zones.
- B. *Non-domestic animal keeping in the RE and R-1 Zones.*
 1. The non-commercial keeping of poultry is permitted subject to the following:
 - a. Not more than 5 poultry shall be permitted at any time.
 - b. A coop, shelter or other permanent structure shall be provided a minimum of 10 feet from any neighboring residence in addition to the minimum standards provided in Chapter 19.440 (Accessory Buildings and Structures).
 - c. The keeping of crowing fowl as defined in Section 19.910.040 (“C” Definitions) is not permitted.
- C. *Non-domestic animal keeping in the RR Zone.*
 1. The non-commercial keeping of poultry, rabbits, crowing fowl and crowing rooster are subject to the following:
 - a. All animals shall be enclosed with a coop, shelter or other permanent structure and meet the standards provided by Chapter 19.440 (Accessory Buildings and Structures).
 - b. No more than 5 poultry and 4 rabbits shall be permitted when 50 feet from any neighboring residence.
 - c. No more than 50 poultry and 45 rabbits shall be permitted when 100 feet from any neighboring residence.
 - d. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a Minor Conditional Use Permit.
 - e. The keeping of crowing fowl that exists on a property at the time the site is annexed to the City shall be abated within the amortization period of two years. If keeping of crowing fowl is not abated within such two-year period, it will be a violation of this section.
 - f. For lots greater than 20,000 square feet, the keeping of no more than 7 crowing roosters is permitted. The roosters shall be housed from sunset to sunrise in an acoustical structure at least 100 feet from any neighboring residence.
 2. *Equine, bovine and ovine species.*
 - a. A minimum lot size of 20,000 square feet of net area is required.

- 1 b. Not more than a total of 2 individuals of equine, bovine, or ovine species,
2 regardless of combination, are permitted. However, 1 additional animal may be kept for each
3 additional 10,000 square feet of net lot area in excess of 20,000 square feet.
- 4 c. All animals permitted pursuant to this subsection shall be housed, penned or
5 pastured at least 60 feet from any neighboring residence, and shall abide by the minimum
6 standards provided in Chapter 19.440 (Accessory Buildings and Structures).
- 7 3. *Porcine species, exclusive of pot-bellied pigs.*
- 8 a. Swine or pigs, exclusive of pot-bellied pigs, shall be permitted only upon the
9 condition that such animals are kept and maintained as a duty-authorized Future Farmers of
10 America, 4-H or similar project.
- 11 b. A minimum lot size of 20,000 square feet of net area is required for any
12 porcine species.
- 13 c. Not more than 2 individuals of porcine species shall be permitted. However,
14 one additional animal may be kept for each additional 10,000 square feet of net lot area in
15 excess of 20,000 square feet.
- 16 d. All animals permitted pursuant to this subsection shall be housed, penned or
17 pastured at least 60 feet from any neighboring residence, and shall abide by the minimum
18 standards provided in Chapter 19.440 (Accessory Buildings and Structures).
- 19 4. *Bees.* The keeping of bees is permitted, provided that all other conditions of this
20 Zoning Code and Title 8.20 are met.
- 21 5. *Aviaries.* The keeping of birds/aviaries is permitted, provided that all other conditions
22 of this Zoning Code and the Municipal Code are met.
- 23 6. *Offspring of animals.* Offspring of permitted animals shall not be counted in
24 determining the permitted number of animals if such offspring do not exceed the following age
25 limitations:
- 26 a. Bovine, 24 months
- 27 b. Equine, 18 months
- 28 c. Ovine, 12 months

- 1 d. Porcine, 60 days
- 2 e. Birds, 4 months
- 3 D. *Non-domestic animal keeping in the RA-5 Zone.*
- 4 1. *Poultry, rabbits, crowing fowl and crowing roosters.*
- 5 ...
- 6 2. *Equine, bovine and ovine species.*
- 7 a. A minimum lot size of one acre of net area is required for the grazing, raising or
- 8 training of any equine, riding stables or academies of the raising of bovine or ovine species
- 9 for noncommercial purposes.
- 10 b. Not more than a total of two of any combination of equine, bovine, or ovine species
- 11 shall be kept on any lot with an area of one acre. However, one additional animal may be
- 12 kept for each half acre of net lot area in excess of one acre.
- 13 ...
- 14 3. Dairies, feeding lots and similar uses may be permitted subject to the granting of a
- 15 Conditional Use Permit.
- 16 4. *Bees.* The keeping of bees is permitted, provided that all other conditions of this
- 17 Zoning Code and [Title 8.20](#) are met.
- 18 5. *Growing and wholesale disposal of earthworms.*
- 19 a. All worm farms shall be kept at least 50 feet away from all adjacent dwellings.
- 20 b. The maximum height of any worm bed shall be two feet and all other structures
- 21 shall conform to the requirements for accessory structures.
- 22 c. Worm farms in excess of 64 square feet shall only be permitted subject to the
- 23 granting of a discretionary permit.
- 24 6. *Aviaries.* The keeping of birds/aviaries is permitted, provided that all other
- 25 conditions of this Zoning Code and the Municipal Code are met.
- 26 E. *Non-domestic animal keeping in the RC Zone.*
- 27 1. *Poultry, rabbits, crowing fowl and crowing roosters.*
- 28 a. The noncommercial keeping of not more than five poultry, including crowing

1 fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed,
2 kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the
3 residence on the lot where the animals are kept.

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

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

12 2. *Equine species.*

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

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

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

21 3. *Bees.* The keeping of bees is permitted, provided that all other conditions of this
22 Zoning Code and [Title 8.20](#) are met.

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

25 //

26 //

27 //

28 //

1 Section 12: Section 19.455.040 of the Riverside Municipal Code is hereby amended as
2 follows:

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

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

7 Section 13: Section 19.550.025 of the Riverside Municipal Code is hereby amended as
8 follows:

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

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

12 A. Unless otherwise specified herein, monitored electrified security fence systems shall be
13 constructed and operated in conformance with the specifications set forth in International
14 Electrotechnical Commission (IEC) Standard No. 60335-2-76 current edition.

15 ...

16 D. Monitored electrified security fence systems shall have a maximum height of ten feet.

17 E. Monitored electrified security fence systems adjacent to a residential zone or use shall be
18 located behind a minimum six-foot tall block wall.

19 ...

20 G. Permitted Locations.

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

23 ...

24 4. Uses not permitted by the current zoning designation are ineligible for a monitored
25 electric security fence unless the Community & Economic Development Department Director, or
26 his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is
27 similar and no more detrimental than a listed use.

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

1 H. Specific plan requirements.

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

11 ...”

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

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

17 **“Section 19.650.030 Concurrent processing of Land Use Development Permits.”**

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

20 **“Section 19.740.050 Development, operational and location standards.**

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

22 ...

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

25 1. Car show

26 ...

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

28 a. A temporary emergency shelter may be permitted in conjunction with an

1 assemblies of people-non-entertainment use.

2 ...

3 c. A site maintenance and operations plan for ongoing property cleaning, noise
4 control, and odor, dust, and litter control shall be submitted for review and approval of the
5 Community & Economic Development Director or their designee prior to commencement
6 of operations.

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

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

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

13 **“Section 19.770.040 Conditions of approval.**

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

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

19 1. Building height, bulk or mass;

20 ...

21 15. Any other revisions to the site plan or operational conditions deemed necessary to
22 further the purposes of this title.

23 ...”

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

26 **“Section 19.790.050 Guidelines and standards.**

27 The following guidelines and standards prescribe minimum desirable characteristics of residential
28 properties intended for condominium conversion; however, the approval of any conversion will

1 not necessarily be contingent upon compliance or non-compliance with all of the prescribed
2 guidelines. Mandatory standards are so designated. Only Subsections D, H, I, J, L and M shall apply
3 to mobile home park conversions.

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

5 ...

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

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

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

12 **"Section 19.910.090 "H" Definitions.**

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

14 ...

15 *Hotel/motel, long term stay* means a hotel or motel designed and operated to accommodate travelers
16 whose guest stays may exceed 30 days but no more than 180 consecutive days within a calendar
17 year.

18 ..."

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

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

27 //

28 //

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

2

3

4

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

5

Attest:

6

7

8

DONESIA GAUSE
City Clerk of the City of Riverside

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11

12

13

I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing ordinance was duly and regularly introduced on the _____ day of _____, 2024, and adopted at a meeting of the City Council on the _____ day of _____, 2024, by the following vote, to wit:

14

Ayes:

15

Noes:

16

Absent:

17

Abstain:

18

19

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

20

21

22

DONESIA GAUSE
City Clerk of the City of Riverside

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