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ORDINANCE NO. 7683

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING
NUMEROUS SECTIONS OF TITLE 19 THE RIVERSIDE MUNICIPAL CODE
REGARDING ZONING.

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

Section 1: Section 19.100.010 of the Riverside Municipal Code is amended as follows:

“Section 19.100.010 Purpose.

The purpose of this chapter is to define allowable land uses and property development standards,
including density of development, for all residential zones in order to produce healthy, safe,
livable and attractive neighborhoods within the City of Riverside, consistent with the goals and
policies of the City's General Plan. Fourteen residential zones are established to implement the
residential land use designations of the General Plan. The purpose of each of the residential zones
is as follows:

A. *Residential Agricultural Zone (RA-5).* The Residential Agricultural Zone (RA-5) is
established to provide areas where general agricultural uses can occur independently or in
conjunction with a single-family residence, that preserves the agricultural character of the area.

...

F. *Multiple-Family Residential Zones (R-3-4000, R-3-3000, R-3-2500, R-3-2000 and R-3-1500).* Medium High-Density Residential Zones (R-3-4000 and R-3-3000) and High-Density Residential Zones (R-3-2500, R-3-2000 and R-3-1500) are established to provide areas for multiple family residences, including such residential development types as apartments, town homes, condominiums, tiny homes (foundation) in tiny home communities, and single-family homes in a Small Lot Subdivision Planned Residential Development.

...”

Section 2: Table 19.100.040.A of the Riverside Municipal Code entitled “Residential Development Standards: Single-family Residential Zones” is amended as shown in Exhibit “A” attached hereto and incorporated herein.

1 Section 3: Table 19.100.040B of the Riverside Municipal Code entitled “Residential
2 Development Standards: Multiple-family Residential Zones” is amended as shown in Exhibit “B”
3 attached hereto and incorporated herein.

4 Section 4: Section 19.100.060 of the Riverside Municipal Code is amended as follows:

5 **“Section 19.100.060 Additional regulations for the RA-5, RE, RC, RR and R-1 Zones.**

6 A. *Additional density.* In the RE, RC, RR and R-1 zones and where consistent with the
7 applicable General Plan land use designation the typical project density may be increased
8 according to the regulations set forth in the Planned Residential Development Permit (PRD)
9 process (Chapter 19.780 - Planned Residential Development Permit).

10 ...

11 E. *Landscaping.* Front and side yard setback areas adjacent to streets shall be suitably
12 landscaped and continuously maintained as set forth in Chapter 19.570 (Water Efficient
13 Landscaping and Irrigation). Such setbacks shall not be used for off-street parking, storage, or
14 accessory buildings.”

15 Section 5: Section 19.100.065 entitled “Regulations for infill development on undersized
16 lots in the R-1 Zones” and Table 19.100.065 entitled “Residential Development Standards: R-1 Zone
17 Lots Less than 5,500 Square Feet” are added to the Riverside Municipal Code as shown in Exhibit
18 “C” attached hereto and incorporated herein.

19 Section 6: Section 19.100.070 of the Riverside Municipal Code is amended as follows:

20 **“Section 19.100.070 Additional regulations for the R-3 and R-4 Zones.**

21 A. *Usable open space.*

22 ...

23 H. *Landscaping.* Front, side, and rear yard setback areas adjacent to streets shall be suitably
24 landscaped and continuously maintained as set forth in Chapter 19.570 (Water Efficient
25 Landscaping and Irrigation).

26 ...”

27

1 Section 7: Table 19.100.070 of the Riverside Municipal Code entitled “Usable Open Space
2 Standards: Multi-Family Residential Zones” is amended as shown in Exhibit “D” attached hereto
3 and incorporated herein.

4 Section 8: Section 19.100.075 entitled “Regulations for infill development on undersized
5 lots in the R-3 and R-4 Zones,” Table 19.100.075A entitled “Residential Development Standards: R-
6 3 and R-4 Zone Lots Less than 21,780 Square Feet,” and Table 19.100.075B entitled “Usable Open
7 Space Standards: Undersized Lots in Multi-Family Residential Zones,” are added to the Riverside
8 Municipal Code as shown in Exhibit “E” attached hereto and incorporated herein.

9 Section 9: Table 19.150.020.A of the Riverside Municipal Code entitled “Permitted Uses
10 Tables” is amended as shown in Exhibit “F” attached hereto and incorporated herein.

11 Section 10: Table 19.580.060 of the Riverside Municipal Code entitled “Required Spaces” is
12 amended as shown in Exhibit “G” attached hereto and incorporated herein.

13 Section 11: Section 19.580.070 of the Riverside Municipal Code is amended as follows:
14 **“Section 19.580.070 Off-street parking location and type requirements.**

15 A. *Single family dwellings.*

16 1. *Required number and type of spaces.* See Table 580.060 (Required Spaces)
17 Dwelling-Single Family.

18 a. Tandem parking: May be provided to satisfy the minimum parking
19 requirement on lots less than 3,499 square feet in area.

20 ...

21 3. *Permitted driveway locations.*

22 a. House with attached or detached garage or carport: The space between the
23 driveway serving the garage or carport and the nearest side property line,
24 with such paving permitted to extend as far as the rear of the residential
25 structure, such space not to exceed 20 feet in width beyond the driveway
26 serving the garage or carport. (See Figure 19.580.070 A.3.a - House with
27 Attached Garage)

- 1 b. House with detached garage or carport, served by adjacent street: The space
- 2 between the driveway and the nearest side property line, extending as far as
- 3 the rear of the garage or carport, such space not to exceed 20 feet in width
- 4 beyond the driveway serving the garage or carport. (See Figure 19.580.070
- 5 A.3.b - House with Detached Garage)
- 6 c. House with detached garage or carport served from an alley: A space, not
- 7 exceeding 20 feet in width, adjacent to a side property line. Such paved
- 8 space may extend no further than the space between the street and the rear of
- 9 the house. Installation of such a driveway is subject to approval of a
- 10 driveway curb cut by the Public Works Department. (See Figure 19.580.070
- 11 A.3.c - House with Detached Garage Served by Alley)

12 ...”

13 Section 12: Section 19.580.080 of the Riverside Municipal Code is amended as follows:

14 **“Section 19.580.080 Design Standards.**

15 A. Parking space dimensions.

16 ...

17 2. Compact spaces.

18 a. Up to 15 percent of the onsite parking spaces may have compact dimensions as set forth

19 in Table 19.580.080A.

20 b. Calculations that result in fraction of a space shall be rounded to the nearest whole

21 number.

22 c. Compact spaces shall not be permitted for single-family dwellings.

23 ...

24 6. Tandem parking shall not be permitted to satisfy the minimum parking requirement, except

25 as provided in Section 5.80.070 B.1.d (Multiple Family Dwellings) and Section 19.580.070 A.1.a

26 (Single family dwellings).

27 ...

- 1 8. One-car garages shall have a minimum interior dimension of 12 feet wide and 20 feet deep.
2 9. Two-car garages shall have a minimum interior dimension of 20 feet wide and 20 feet
3 deep.
4 ...”

5 Section 13: Section 19.640.040 of the Riverside Municipal Code is amended as follows:

6 **“Section 19.640.040 Discretionary permits and actions.**

7 A. *Definition.* Discretionary permits or actions apply to projects that require the exercise of
8 judgment or deliberation when the Approving or Appeal Authority decides to approve or
9 disapprove a particular activity, as distinguished from situations where the City public official,
10 Board, Commission or Council merely has to determine whether there has been conformity with
11 applicable statutes, ordinances or regulations.

12 B. *Administrative discretionary permits and actions not requiring a public hearing.* The
13 Community & Economic Development Director or the Development Review Committee have
14 primary administrative authority over certain activities that require the determination of
15 compliance with applicable zoning provisions and the application of judgment to a given set of
16 facts. The following lists the various administrative permits and references Chapters of the
17 Zoning Code for the respective actions:

18 1. Community & Economic Development Director

19 a. Interpretation of Code – Refer to Chapter 19.060

20 ...

21 g. Administrative Planned Residential Development Permit – Refer to Chapter
22 19.780.

23 2. Development Review Committee:

24 a. Design Review - Refer to Chapter 19.710.

25 ...

26 d. Minor Planned Residential Development Permit – Refer to Chapter 19.780.

27 ...”

1 Section 14: Table 19.650.020 of the Riverside Municipal Code entitled “Approving and
2 Appeal Authority” is amended as shown in Exhibit “H” attached hereto and incorporated herein.

3 Section 15: Section 19.670.020 of the Riverside Municipal Code is amended as follows:
4 “**Section 19.670.020 Notice requirements for administrative discretionary permits with no**
5 **public hearing.**

6 A. *Minor Conditional Use Permit, Minor Planned Residential Development Permit,*
7 *Administrative Planned Residential Development Permit, and Variance.*

8 1. Public notice of the consideration of a proposed minor conditional use permit in all
9 zones or a minor planned residential development permit in single-family residential zones shall
10 be provided by the Community & Economic Development Department Director, or his/her
11 designee, by mailing such notice to the property owners within 300 feet of the exterior boundaries
12 of the property under consideration;

13 2. Public notice of the consideration of a proposed variance in any zone or an
14 administrative planned residential development permit in single-family residential zones shall be
15 provided by the Community & Economic Development Department Director, or his/her designee,
16 by mailing such notice to the property owners adjacent to the boundaries of the property under
17 consideration. When the variance request is regarding a corner lot and will pertain to a rear or side
18 yard setback, such notice shall be given to the owners of property directly across each street from
19 the proposed side or rear yard encroachment as well as to the owners of abutting property.

20 ...”

21 Section 16: Section 19.690.050 of the Riverside Municipal Code is amended as follows:
22 “**Section 19.690.050 Time extension.**

23 A. The period within which the exercise of a discretionary permit or other approval must
24 occur may be extended by the Community & Economic Development Department Director, or
25 his/her designee, as described in B—K below. A Temporary Use Permit may not be extended. An
26 application for extension shall be filed, along with appropriate fees and necessary submittal
27 materials pursuant to Chapter 19.660 (General Application Processing Procedures).

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...
D. Planned residential development permits, minor planned residential development permits, or administrative planned residential development permits, related to an implementing subdivision and/or legislative action, may be granted time extensions by the Community & Economic Development Department Director, or his/her designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued the planned residential development will be considered vested and time extensions are no longer needed. At the exhaustion of Community & Economic Development Department Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Chapter 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case, in addition to a time extension fee.

...”
Section 17: The title of Chapter 19.780 of the Riverside Municipal Code entitled “Planned Residential Development Permit” is is amended to “Planned Residential Development Permits.”

Section 18: Section 19.780.010 of the Riverside Municipal Code is amended as follows:
“Section 19.780.010 Purpose.

A. These Planned Residential Development (PRD) regulations are established to allow for flexibility and creativity in design of single-family residential developments, and for the application of unique development standards that reflect special property conditions. Specifically, Planned Residential Development Permits are intended to achieve the following:

- 1. In all applicable zones:
 - a. Address the need to provide mechanisms to assist in producing a diversity of single-family residential housing and product types;

...

1 c. Allow the development of small-lot infill subdivisions in existing
2 neighborhoods, thereby allowing a more efficient and creative use of often difficult
3 to develop properties when the proposed development is designed in a manner that
4 is compatible with all existing development in the vicinity;

5 ...”

6 Section 19: Section 19.780.020 of the Riverside Municipal Code is amended as follows:

7 **“Section 19.780.020 Applicability and permit requirements.**

8 A Planned Residential Development is permitted according to the following permit types:

9 1) *Planned Residential Development Permit.*

- 10 a) Permitted in single-family residential zones except the RA-5 zone.
11 b) Consists of any number of dwelling units.

12 2) *Minor Planned Residential Development Permit (Minor PRD).*

- 13 a) Permitted in single-family residential zones except the RC and RA-5 zone.
14 b) Consists of five to 16 dwelling units.

15 3) *Administrative Planned Residential Development Permit (Admin PRD).*

- 16 a) Permitted in single-family residential zones except the RC and RA-5 zone.
17 b) Consists of four or fewer parcels.

18 4) *Small Lot Subdivision Planned Residential Development Permit (Small Lot PRD).*

- 19 a) Permitted in multi-family (R-3) residential zones except for R-4.
20 b) Consists of 16 or fewer dwelling units.

21 The Approving Authority shall review and evaluate a proposed project, including plot plans,
22 architectural plans, grading plans, tract or parcel map, and proposed amenities, and shall approve,
23 conditionally approve, or deny the proposed project, based on the findings and criteria indicated in
24 Section 19.780.050.A for single-family residential zones or Section 19.780.055.B for R-3 zones.”

25 Section 20: Section 19.780.030 of the Riverside Municipal Code is amended as follows:

26 **“Section 19.780.030 Procedures.**

27 A. *General process.* All Planned Residential Development Permit (PRD) applications shall be

1 processed in accordance with the discretionary permit processing provisions as set forth in
2 Chapters 19.640 (General Permit Provisions), 19.650 (Approving and Appeal Authority), 19.660
3 (General Application Processing Procedures), 19.670 (Public Hearings and Notice Requirements),
4 19.680 (Appeals), 19.690 (Effective Dates, Time Limits, and Extensions) and other applicable
5 Chapters of the Zoning Code.

6 . . .”

7 Section 21: Section 19.780.050 of the Riverside Municipal Code is amended as follows:

8 **“Section 19.780.050 Density and findings for single-family residential zones.**

9 A. *Benchmark density and findings for approval.* In all single-family residential zones,
10 densities up to the densities shown in Table 19.780.050 B (PRD Benchmark and Bonus Densities)
11 for the underlying zone in which the project is located may be approved with the granting of a
12 Planned Residential Development Permit, Minor Planned Residential Development Permit, or
13 Administrative Planned Residential Development Permit, provided that the Approving Authority
14 determines, based on demonstrated evidence, the project complies with the following criteria and
15 findings, and the intent, standards, and requirements of this chapter. Additional density up to the
16 limit of the bonus density shown in Table 19.780.050.B may be considered if the project meets all
17 the requirements stated in Section 19.780.050.E - Density Bonus for Superior Design.

18 Compliance with the following criteria shall be demonstrated for a proposed project to be
19 approved, and the benchmark density to be granted. Failure to substantially meet or exceed all
20 these standards shall result in disapproval of the project, or a lower density than the benchmark
21 density.

22 1. In all single-family residential zones, other than RA-5 and RC Zone:

23 a. The property is well served by public infrastructure;

24 . . .

25 c. The site is located on streets capable of accommodating the anticipated
26 traffic. A traffic study may be required;

27 d. The project complies with the purpose and standards of this chapter,

1 demonstrates substantial compliance with the provisions of the Citywide
2 Design and Sign Guidelines, and is in accordance with City Codes, which
3 may include deviations by variances when required findings are made.
4 Additional criteria used in evaluating the design of the project shall include,
5 but shall not be limited to, the following:

6 i. Varied placement of buildings demonstrating sensitivity to the
7 natural topographic features of the site;

8 ...

9 vi. Where front porches are consistent with the style of the development,
10 a minimum of two-thirds (2/3) of the total units shall provide front
11 porches.

12 ...

13 E. *Density bonus for superior design.* A PRD project may qualify for a density bonus up to the
14 maximum shown in Table 19.780.050.B, provided that it meets the standards of Section
15 19.780.050.A, and satisfies the following criteria beyond those in 19.780.050.A.

16 1. All single-family residential zones, other than RA-5 and RC:

17 a. Except for Administrative PRD and Minor PRD projects, evidence that the
18 project can be certified in LEED, National Green Building Standard, or an
19 equivalent standard; and

20 b. Evidence shall be provided to document that the project includes a minimum
21 of three of the following for Administrative PRD, four of the following for
22 Minor PRD, and five of the following:

23 (1) Designate all streets, sidewalks and trails that are built as part of the
24 project or serving the project directly as available for general public use and not
25 gated. Gated areas and enclaves are NOT considered available for public use.

26 ...

27 (3) Locate the project within a one-quarter mile of 11 basic community

1 resources (Table 19.780.050.A), within a one-half mile of 14 basic community
2 resources (Table 19.780.050.A) and within a one-half mile of a major transit stop,
3 as defined in California Public Resource Code Section 21064.3.

4 ...

5 2. In the RC Zone: To protect prominent ridges, hilltops and hillsides, slopes, arroyos,
6 ravines and canyons, and other areas with high visibility or topographic conditions that warrant
7 sensitive development from adverse development practices, thus furthering the intent of
8 Proposition R and Measure C and promoting clustering, all of the following are required:

9 ...

10 b. The project shall provide at least six of the items listed in Section 19.780.050E.1.b
11 above; and

12 ...”

13 Section 22: Section 19.780.055 of the Riverside Municipal Code entitled “Density and
14 findings for Small Lot PRD” is added as follows:

15 **“Section 19.780.055 Density and findings for Small Lot PRD.**

16 A. *Maximum density.* The maximum density of a Small Lot PRD project shall be consistent
17 with the underlying General Plan land use designation and any applicable Specific Plan.

18 B. *Minimum density.* Small Lot PRD projects shall provide a minimum of 50% of the density of
19 the underlying General Plan land use designation.

20 C. *Findings.* Compliance with the following criteria shall be demonstrated for a proposed
21 project to be approved. Failure to substantially meet or exceed all these standards shall result in
22 disapproval of the project.

23 1. The property is well served by public infrastructure;

24 2. The project enjoys good access to public services, including schools, shopping and
25 public and semipublic facilities;

26 3. The site is located on streets capable of accommodating the anticipated traffic. A
27 traffic study may be required;

1 4. The project complies with the purpose and standards of this chapter, demonstrates
2 substantial compliance with the provisions of the Citywide Design and Sign Guidelines, and is in
3 accordance with City Codes, which may include deviations by variances when required findings are
4 made. Additional criteria used in evaluating the design of the project shall include, but shall not be
5 limited to, the following:

- 6 a. Open space is distributed on the site and accessible to all units;
- 7 b. An efficient circulation system consisting of both vehicular lanes and
8 pedestrian walkways; and
- 9 c. Sensitivity to surrounding community and attention to the edge conditions.

10 5. The project proposes development in an environmentally and topographically sensitive
11 manner in order to minimize the impacts of development on adjacent properties, and is designed in a
12 manner that is compatible with the adjacent and existing development in the vicinity.”

13 Section 23: Section 19.780.060 of the Riverside Municipal Code is amended and replaced in
14 its entirety as shown on Exhibit “T” attached hereto and incorporated herein.

15 Section 24: Section 19.780.070 of the Riverside Municipal Code is amended as follows:

16 **“Section 19.780.070 Common ownership – Land or improvements.**

17 A. Planned Residential Development projects

18 1. *Covenants, conditions and restrictions (CC&R's).* Where a Planned Residential
19 Development contains any land or improvement proposed to be held in common ownership, the
20 applicant shall submit a declaration of covenants, conditions and restrictions (CC&R's) with the
21 final map establishing a Home Owner's Association subject to City's Planning Division and the
22 City Attorney's Office approval. Such declaration shall set forth provisions for maintenance of all
23 common areas, payment of taxes and all other privileges and responsibilities of the common
24 ownership. The CC&R's shall include provisions prohibiting the homeowners' association (HOA)
25 from quitclaiming, selling or otherwise transferring the land held in common ownership to private
26 property owners.

27 2. *Amendments to CC&R's.* The provisions of approved CC&R's shall not be amended

1 without the prior approval of the Community Development Director or his/her designee and City
2 Attorney who at his or her discretion may refer the matter to the Planning Commission. Requests
3 for amendments to existing CC&R's shall be submitted to the Planning Division.

4 3. *Maintenance.* All private streets, walkways, parking areas, landscaped areas, storage areas,
5 screening, sewers, drainage facilities, utilities, open space, recreation facilities and other
6 improvements not dedicated to public use shall be maintained by the property owners. Provisions
7 acceptable to the affected City Departments shall be made for the preservation and maintenance of
8 all such improvements prior to the issuance of building permits.

9 4. *Failure to maintain constitutes a public nuisance.* All commonly-owned lots,
10 improvements and facilities shall be preserved and maintained in a safe condition and in a state of
11 good repair. Any failure to so maintain is unlawful and a public nuisance endangering the health,
12 safety and general welfare of the public and a detriment to the surrounding community.

13 B. Administrative PRD, Minor PRD, and Small Lot PRD projects

14 1. *Maintenance agreement required.* An agreement for access and maintenance for all
15 facilities used in common shall be submitted as part of the Subdivision Map. The agreement
16 shall be approved by the City Attorney and recorded with the Riverside County Assessor-
17 County Clerk-Recorder prior to the sale of any unit.

18 2. The maintenance agreement shall be composed of and executed by all property
19 owners to maintain all private streets, walkways, parking areas, landscaped areas, storage
20 areas, screening, sewers, drainage facilities, utilities, open space, recreation facilities and
21 other improvements not dedicated to public use.

22 3. The maintenance agreement shall run with the land. Each owner and future property
23 owners shall automatically become members of the agreement and shall be subject to a
24 proportionate share of the maintenance and related costs.

25 4. A final copy of the maintenance agreement, once recorded, shall be submitted to the
26 Planning Division and Public Works Department for placement in the PRD and subdivision
27 files.”

EXHIBIT "A"

Table 19.100.040.A
Residential Development Standards: Single-family Residential Zones

Development Standards	Single-family Residential Zones								
	RA-5	RC ¹²	RR	RE	R-1-1/2 Acre ¹⁷	R-1-1300 ¹⁷	R-1-10500 ¹⁷	R-1-8500 ¹⁷	R-1-7000 ¹⁷
Density - Maximum (Dwelling Units per Gross Acre) ^{1,15, 16}	0.20	0.50 ¹¹	2.1 ¹¹	1.0 ¹¹	2.0 ¹¹	3.4 ¹¹	4.1 ¹¹	5.1 ¹¹	6.2 ¹¹
Lot Area - Minimum (Net) ¹⁶	5 Acres ^{2,9,14}	Varies ^{2,14}	20,000 sq. ft.	1 Acre	21,780 sq. ft.	13,000 sq. ft.	10,500 sq. ft.	8,500 sq. ft.	7,000 sq. ft.
Lot Width - Minimum ¹⁶	300 ft. ²	130 ft. ²	100 ft. ^{13,14}	130 ft. ^{13,14}	125 ft. ^{13,14}	100 ft. ^{13,14}	90 ft. ^{13,14}	80 ft. ^{13,14}	60 ft. ^{13,14}
Lot Depth - Minimum ¹⁶	500 ft. ²	100 ft. ²	150 ft.	150 ft.	150 ft.	110 ft.	110 ft.	100 ft.	100 ft.
Building Height - Maximum ^{10,15}	35 ft.	20 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Number of Stories - Maximum ¹⁵	2	1	2	2	2	2	2	2	2
Lot Coverage - Maximum	30%	N/A	30%	30%	30%	30%	35%	35%	40%
Setbacks - Minimum ^{8,18}									
A. Front ⁷	40 ft. ²	30 ft. ^{2,6}	30 ft.	30 ft.	30 ft. ⁴	25 ft. ⁴	25 ft. ⁴	25 ft. ⁴	20 ft. ⁴
B. Side ^{5,16}	20 ft. ²	25 ft. ²	20 ft.	25 ft.	20 ft.	15 ft. ³	10/15 ft. ³	7.5/12.5 ft. ³	7.5/10 ft. ³
C. Rear ^{5,16}	25 ft. ²	25 ft. ²	100 ft.	30 ft.	35 ft.	30 ft.	25 ft.	25 ft.	25 ft.

Notes:

1. See Section 19.100.060 A (Additional Density). Gross acreage means streets are included for density purposes. Notwithstanding allowable density on a gross acreage basis, individual lots must meet the minimum lot size requirements exclusive of streets, except in the RA-5 Zone as described in Note 9.
2. Lot width, depth and area; building area; and setback requirements shall be as required as set forth in the Table. However, the zoning standards and requirements of the RC and RA-5 Zones shall not apply to any buildings existing prior to or under construction on November 13, 1979, or to the restoration or rehabilitation of or to any additions to such buildings, provided that the use, restoration, rehabilitation or addition shall conform to the current standards and requirements of the zoning in existence immediately prior to November 13, 1979. Also see Section 19.100.050 A (Lot Area).
3. Where a lot is less than 65 feet in width and was of record prior to November 23, 1956, or was of record prior to the date on which such lot was annexed to the City, the required side yards adjacent to interior side lot lines shall be reduced to five feet.

4. Front setback exceptions: See Section 19.630.040 E (Permitted projections into required yards for RA-5, RE, RR, and R-1 Zones).
5. Side and rear setback exceptions: See Section 19.630.040 E (Permitted projections into required yards for RA-5, RE, RR, and R-1 Zones). The side setback can be applied to either side except that the larger setback is required when a side yard is adjacent to a street.
6. No lot that fronts onto Hawarden Drive within the Hawarden Drive Special Design Area, generally between Anna Street and the Alessandro Arroyo, shall have a front yard depth of less than 50 feet.
7. Where a lot or parcel of land at the junction of two intersecting streets in any residential zone has frontage on each street over 130 feet in length, front yards of the depth required in the appropriate zone shall be required on both frontages. Also see Chapter 19.630 (Yard Requirements and Exceptions).
8. No dwelling shall be located closer than five feet to any retaining wall exceeding two feet in height, unless such retaining wall is an integral part of an approved dwelling.
9. Lot area in the RA-5 Zone is measured to the centerline of the adjoining street or streets; provided, however, individuals may construct one single-family dwelling on a lot of less than five acres existing as of May 15, 1979 and the residence is owner occupied after construction.
10. Refer to Chapter 19.560 (Building Height Measurement) for height measurement and exceptions to height limits.
11. Project density may be greater in a Planned Residential Development (see Chapter 19.780).
12. See Section 19.100.050 (Additional Regulations for the RC Zone).
13. See Section 18.210.080 (Lots) and Article X (Definitions) for exceptions for cul-de-sac lots, knuckle lots, lots on curves and corridor lots.
14. See Section 18.210.030 N.2.a for exception to lot size on private streets if over 20,000 square feet.
15. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
16. See Chapter 18.085 (Urban Lot Splits) of the Subdivision Code and Chapter 19.443 (Two-Unit Developments) of this Title for density, lot area, lot width, lot depth, side setback and rear setback requirements for residential development pursuant to California Government Code § 65852.21 and § 66411.7.
17. See Section 19.100.065 for regulations on undersized lots.
18. See Chapter 19.780 (Planned Residential Development Permits) for setbacks in Planned Residential Developments.

EXHIBIT "B"

Table 19.100.040 B
Residential Development Standards: Multiple-family Residential Zones

Development Standards	Multiple-Family Residential Zones					
	R-3-4000	R-3-3000	R-3-2500	R-3-2000	R-3-1500	R-4
Density - Maximum (Dwelling Units per Gross Acre) ⁵	10.9	14.5	17.4	21.8	29	40
Lot Area – Minimum ⁷	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
Lot Width ⁴ - Minimum	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	100 ft.
Lot Depth ⁴ - Minimum	150 ft.	150 ft.	100 ft.	100 ft.	100 ft.	150 ft.
Building Height ^{3, 5, 6, 7} Maximum	30 ft./40 ft. ²	30 ft./40 ft. ²	30 ft./40 ft. ²	30 ft./40 ft. ²	30 ft./40 ft. ²	50 ft.
Number of Stories ^{5, 6, 7} Maximum	2 ²	2 ²	2 ²	2 ²	2 ²	4
Setbacks – Minimum ^{6, 7}						
A. Front ¹	25 ft.	25 ft.	20 ft.	15 ft.	15 ft.	15 ft.
B. Front (Arterial Streets over 110 feet) ¹	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	15 ft.
C. Interior Side ¹	10 ft.	10 ft.	10 ft.	7.5 ft.	7.5 ft.	7.5 ft.
D. Street Adjoining Side ¹	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
E. Rear ¹	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	10 ft.

Notes:

1. Where a property abuts the RA-5, RC, RR, RE or R-1 Zone, for buildings over two stories in height, the required side and rear yards shall be increased by two and one-half feet for each story in excess of two stories, except as otherwise stated in this footnote.
2. Up to 60% of units may be located in three-story buildings with a maximum height of 40 feet.
3. Refer to Chapter 19.560 (Building Height Measurement) for height measurements and exceptions to height limits.
4. See Section 18.210.080 (Lots) and Article X (Definitions) for exemptions for cul-de-sac lots and knuckle lots.
5. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
6. See Section 19.100.075 for regulations on undersized lots.
7. See Section 19.780.060.D (Planned Residential Development Permits) for Small Lot PRD regulations.

EXHIBIT "C"

19.100.065 - Regulations for infill development on undersized lots in the R-1 Zones

- A. *Setbacks for R-1-½ acre zoned properties less than 18,000 square feet in area.* For legally created parcels within the R-1-½ acre Zone which are less than 18,000 square feet in area, the following setbacks shall be provided and supersede those listed in Table 19.100.040.A as follows:
1. For lots less than 5,500 square feet in area, see section 19.100.065.E.
 2. For lots equal to or greater than 5,500 square feet in area, but less than 8,500 square feet in area, the R-1-7000 standards apply.
 3. For lots equal to or greater than 8,500 square feet in area, but less than 10,500 square feet in area, the R-1-8500 standards apply.
 4. For lots equal to or greater than 10,500 square feet in area, but less than 13,000 square feet in area, the R-1-10500 standards apply.
 5. For lots equal to or greater than 13,000 square feet in area, but less than 18,000 square feet in area, the R-1-13000 standards apply.
- B. *Setbacks for R-1-13000 zoned properties less than 10,500 square feet in area.* For legally created parcels within the R-1-13000 Zone which are less than 10,500 square feet in area, the following setbacks shall be provided and supersede those listed in Table 19.100.040.A as follows:
1. For lots less than 5,500 square feet in area, see section 19.100.065.E.
 2. For lots equal to or greater than 5,500 square feet in area, but less than 7,000 square feet in area, the R-1-7000 standards apply.
 3. For lots equal to or greater than 7,000 square feet in area, but less than 8,500 square feet in area, the R-1-8500 standards apply.
 4. For lots equal to or greater than 8,500 square feet in area, but less than 10,500 square feet in area, the R-1-10500 standards apply.
- C. *Setbacks for R-1-10500 zoned properties less than 8,500 square feet in area.* For legally created parcels within the R-1-10500 Zone which are less than 8,500 square feet in area, the following setbacks shall be provided and supersede those listed in Table 19.100.040.A as follows:
1. For lots less than 5,500 square feet in area, see section 19.100.065.E.
 2. For lots equal to or greater than 5,500 square feet in area, but less than 7,000 square feet in area, the R-1-7000 standards apply.
 3. For lots equal to or greater than 7,000 square feet in area, but less than 8,500 square feet in area, the R-1-8500 standards apply.
- D. *Setbacks for R-1-8500 zoned properties less than 7,000 square feet in area.* For legally created parcels within the R-1-8500 Zone which are less than 7,000 square feet in area, the following setbacks shall be provided and supersede those listed in Table 19.100.040.A as follows:
1. For lots less than 5,500 square feet in area, see section 19.100.065.E.
 2. For lots equal to or greater than 5,500 square feet in area, but less than 7,000 square feet in area, the R-1-7000 standards apply.
- E. *Development Standards for R-1 Zone lots less than 5,500 square feet in area.* For legally created parcels within all R-1 Zones which are less than 5,500 square feet in area, the following development standards shall apply and supersede those listed in Table 19.100.040.A:

Table 19.100.065

Residential Development Standards: R-1 Zone Lots Less than 5,500 Square Feet

Development Standards	Lot Size (square feet)			
	1,500-2,499	2,500-3,499	3,500-4,499	4,500-5,499
Building Height - Maximum	35 ft.	35 ft.	35 ft.	35 ft.
Number of Stories - Maximum	3	3	3	3
Lot Coverage - Maximum	55%	55%	50%	45%
Setbacks – Minimum ¹				
1. Front ²	10 ft.	10 ft.	15 ft.	15 ft.
2. Interior Side	5 ft.	5 ft.	5 ft.	5 ft.
3. Street Side	10 ft.	10 ft.	10 ft.	10 ft.
4. Rear	10 ft.	15 ft.	15 ft.	20 ft.

Notes:

1. See 19.630.040 (Permitted projections into required yards).
2. Garages and carports shall be set back 20 feet.

F. *Privacy Considerations.* Residential development on R-1 Zone lots less than 5,500 square feet in area that abut the RA-5, RC, RR, RE, or R-1 Zone shall adhere to the following:

1. Windows within 30 feet of a structure on another parcel shall not directly align with the windows of the neighboring structure.
2. Upper story unenclosed landings, decks, and balconies that face or overlook an adjoining RA-5, RC, RR, RE, or R-1 Zoned property shall be located a minimum of 15 feet from the interior lot lines.

EXHIBIT "D"

Table 19.100.070
Usable Open Space Standards: Multi-Family Residential Zones

Usable Open Space Standards ¹	Multi-Family Residential Zones					
	R-3-4000	R-3-3000	R-3-2500	R-3-2000	R-3-1500	R-4
Common Usable Open Space - Minimum per Unit	400 sq. ft.	400 sq. ft.	250 sq. ft.	250 sq. ft.	200 sq. ft.	150 sq. ft.
Private Usable Open Space Ground Floor/Upper Story Unit	120 sq. ft./50 sq. ft.	120 sq. ft./50 sq. ft.	120 sq. ft./50 sq. ft.	100 sq. ft./50 sq. ft.	100 sq. ft./50 sq. ft.	50 sq. ft./50 sq. ft.

Notes:

1. See Table 19.100.075 B for requirements for infill development on undersized lots.

EXHIBIT "E"

19.100.075 - Regulations for infill development on undersized lots in the R-3 and R-4 Zones

The following regulations shall apply to residential infill development projects in the R-3 and R-4 zones on lots less than 21,780 square feet in area:

- A. *Development Standards.* For legally created parcels within all R-3 and R-4 Zones which are less than 21,780 square feet in area, the following development standards shall apply and supersede those listed in Table 19.100.040.B:

Table 19.100.075 A
Residential Development Standards: R-3 and R-4 Zone Lots Less than 21,780 Square Feet

Development Standards	Lot Size (square feet)				
	< 5,000	5,001 - 10,000	10,001 - 15,000	15,001 - 20,000	20,001 - 21,780
Building Height - Maximum	40 ft. ¹	40 ft. ¹	40 ft.	40 ft.	40 ft.
Number of Stories - Maximum	3 ¹	3 ¹	3	3	3
Setbacks - Minimum					
A. Front	10 ft.	15 ft.	15 ft.	15 ft.	15 ft.
B. Front (Arterial Streets over 110 feet)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
C. Interior Side ²	5 ft.	5 ft.	5 ft.	5 ft.	7.5 ft.
D. Street Side ²	7.5 ft.	7.5 ft.	7.5 ft.	10 ft.	10 ft.
E. Rear ²	7.5 ft.	7.5 ft.	10 ft.	10 ft.	10 ft.
Distance Between Buildings	5 ft.	5 ft.	5 ft.	15 ft.	15 ft.

Notes:

1. Height may be increased to 45 feet if building is designed with tuck under parking. Ground floor tuck under parking shall not be considered a story.
2. Where a property abuts the RA-5, RC, RR, RE or R-1 Zone, buildings with habitable space above 20 feet in height shall increase the required side and rear yards by five feet.

- B. *Privacy Considerations.* Where an R-3 or R-4 zoned property less than 21,780 square feet in area abuts the RA-5, RC, RR, RE, or R-1 Zone, the development shall adhere to the following:

1. Windows within 30 feet of a structure on another parcel shall not directly align with the windows of the neighboring structure.
2. Upper story unenclosed landings, decks, and balconies that face or overlook an adjoining RA-5, RC, RR, RE, or R-1 zoned property shall be located a minimum of 15 feet from the interior lot lines.

- C. *Usable open space.* The minimum usable open space, as defined in Article X (Definitions), required for each dwelling unit on undersized lots in the R-3 and R-4 Zones shall be as set forth in Table 19.100.075 B (Usable Open Space Standards: Undersized Lots in Multi-Family Residential Zones) and shall supersede Table 19.100.070:

Table 19.100.075 B

Usable Open Space Standards: Undersized Lots in Multi-Family Residential Zones

Usable Open Space Standards ¹	Lot Size (square feet)				
	< 5,000	5,001 - 10,000	10,001 - 15,000	15,001 - 20,000	20,001 - 21,780
Common Usable Open Space - Minimum per Unit	None	None	40 sq. ft. or 2% of lot area, whichever is greater	50 sq. ft.	75 sq. ft.
Common Usable Open Space Minimum Dimension in each direction	None	None	10 ft.	10 ft.	15 ft.
Private Usable Open Space ^{2, 3}	None	None	40 sq. ft.	40 sq. ft.	50 sq. ft.

Notes:

1. Usable open space is not required for developments with six or fewer units.
2. Usable private open space shall have a minimum dimension of 5 feet in each direction, with a vertical clearance of at least 8 feet.
3. Upper story private usable open space shall have at least one exterior side open above railing height.

This table identifies permitted uses in the RA-5 and the Temporary Uses Table.

Pawn Shop/Gold Buying	X	X	X	X	X	For parking see Retail Sales - 19.58019.355 - Pawn Shop
Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, Tattoo & Body Piercing Parlors, Etc.)	X	X	X	X	P	5.52 - Massage
Planned Residential Development	PRD	X	X	X	X	19.780 - Planned Residential Development Permits See 19.149 - Airport Land Use Compatibility***
Minor Planned Residential Development	X	X	X	X	X	
Administrative Planned Residential Development	X	X	X	X	X	
Small Lot Subdivision Planned Residential Development	X	X	X	X	X	
Plant Nurseries - Retail	X	X	X	X	X	19.360 - Plant Nurseries - Retail 19.505 - Outdoor Display and Sales
Plant Nurseries - Wholesale	X	P	X	X	X	
Publishing and Printing	X	X	X	X	X	For parking see Manufacturing - 19.580
Rail Transit Station	X	X	C	C	C	
Recreational Facilities - Commercial:						5.28 - Poolrooms 19.370 - Recreational Facilities - Commercial (Billiard Parlors and Pool Halls)
Billiard Parlors and Pool Halls	X	X	X	X	X	
Bowling Alleys	X	X	X	X	X	
Skate Facility	X	X	X	X	X	
Amusement Parks	X	X	X	X	X	
Golf Courses and Driving Ranges	C	C	X	X	X	

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter

** = For a more detailed listing of the permitted land uses in the RA-5 and 19.100.030.B shall apply. 19.030.B exists, the provisions of Sections 19.100.030.A and

*** = Refer to Chapter 19.149 - Airport Land Use Compatibility and applic

EXHIBIT "G"

Table 19.580.060
Required Spaces

Use	Number of Spaces Required
A	
.....	
D	
Dwelling:	
a. Single-family dwelling	a. 2 spaces within a private garage/dwelling unit
b. Single-family dwellings on lots between 3,500 square feet to 5,499 square feet in area	b. 2 covered spaces in a garage or carport
c. Single-family dwellings on lots less than 3,500 square feet in area	c. 1 covered parking space and 1 uncovered space ⁽⁴⁾ .
d. Multiple-family dwelling	d. 1.5 spaces/dwelling unit with 1 bedroom plus 2 spaces/dwelling unit with 2 or more bedrooms ⁽¹⁾
e. Live/Work, Studio Unit/Tiny Home (Foundation)	e. 1 space/dwelling unit
f. Accessory Dwelling Unit and Junior Accessory Dwelling Unit	f. No replacement parking is required when a garage, carport or covered parking is demolished. No parking is required for the ADU or JADU.
E	
.....	

Table 19.580.060

Notes:

1. See Section 19.580.070 B (Multiple Family Dwellings) for additional requirements. For the purpose of calculating parking requirements for multiple family dwellings, dens, studies, or other similar rooms that may be used as bedrooms shall be considered bedrooms.

...

4. Required parking spaces may be in tandem.

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EXHIBIT "H"

**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
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

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.
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.

EXHIBIT "I"

Section 19.780.060 Development standards.

- A. *Relationship to base zone development standards.* The development standards set forth in this section, if in conflict with the development standards of the underlying base zone, shall supersede the development standards of the underlying base zone, except in the RC Zone the underlying development standards still apply. This section shall not supersede the development standards of any applicable overlay zone. In cases where a standard is not addressed in this chapter, the standard of the base zone or any applicable overlay zone shall apply. The standards set forth herein are the minimum required for a PRD to qualify for the benchmark density.
- B. *Standards for all Planned Residential Developments - RR, RE, and all R-1 Zones.*
1. *Lot size and coverage.* Minimum lot size and maximum lot coverage requirements to be determined by the Approving Authority on a case specific basis in part based on product type, characteristics of the property and surrounding uses.
 2. *Setbacks.*

	RE, RR & R-1-½ Ac.	R-1 Zones (except R-1-1/2)
Setbacks from Project Perimeters (May be modified in conjunction with the PRD):		
Adjacent to a Public Street – reverse frontage lots	Same as base zone. The setback shall be fully landscaped and no fences or walls may encroach up to 5 feet into the required setback area.	
Adjacent to a Public Street – street frontage lots	15 ft. Street-facing garages shall be setback a minimum of 20 feet from the front property line.	
Adjacent to Perimeter Property Lines ¹	20 ft.	15 ft.
Setbacks within Project Boundaries (May be modified in conjunction with the PRD):		
Front Yard Setback	15 ft.	10 ft.
Side Yard Setback	5 ft.	5 ft.
Rear Yard Setback	15 ft.	10 ft.

¹ Except for Administrative PRD and Minor PRD projects which shall provide perimeter property line setbacks applicable to primary dwellings consistent with the Zone.

3. *Usable open space and recreational facilities*
 - a. *Planned Residential Development Permit.*
 - (1) A minimum of 500 square feet of usable common open space per dwelling unit is required. The number and type of desirable amenities for a project will be determined on a case-by-case basis in proportion to the size and design of the project. Desirable common open space amenities include, but are not limited to, the following:

- a. Multiple enclosed tot lots with multiple play equipment. The tot lots shall be conveniently located throughout the site. The number of tot lots and their location shall be subject to Planning Commission review and approval;
- b. Pool and spa;
- c. Multi-purpose room equipped with kitchen, defined areas for games, exercises, recreation, private gathering of residents, etc.;
- d. Barbeque facilities equipped with multiple grills, picnic benches, etc. The barbecue facilities shall be conveniently located throughout the site. The number of barbeque facilities and their locations shall be subject to Planning Commission review and approval;
- e. Court facilities (e.g. tennis, volleyball, basketball, etc.);
- f. Jogging/walking trails with exercise stations;
- g. Community garden;
- h. Theater;
- i. Computer room;
- j. Exercise room;
- k. Golf course, putting green, etc.;
- l. Passive recreational facilities tied to existing topographical features, with gazebos, benches, etc.;
- m. Art pieces; and
- n. Water features.

(2) *Private open space.*

- a. A minimum of 200 square feet per dwelling unit is required, with no dimension less than ten feet.

b. *Minor Planned Residential Development Permit*

- (1) A minimum of 500 square feet of usable open space per dwelling unit is required. The usable open space may be provided in any combination of common open space and private open space.

c. *Administrative Planned Residential Development Permit*

- (1) A minimum of 300 square feet of usable open space per dwelling unit is required. The usable open space may be provided in any combination of common open space and private open space.

5. *Parking.* Parking shall be in accordance with Chapter 19.580 (Parking and Loading) with the following exceptions and additions:

a. *Planned Residential Development Permit projects.*

- (1) A minimum of two fully enclosed (garage) spaces are required per dwelling unit.
- (2) A minimum of one guest space per three dwelling units is required. On-street parking may be credited toward this requirement. On-street parking is only allowed on a curb to curb

street width of 28 feet or greater. Driveway spaces above shall not be counted toward these required guest spaces.

(3) *Recreational vehicle parking.* Recreational vehicle parking is prohibited on a residential lot. A separate recreational vehicle parking lot is permitted, subject to requirements for adequate screening, including a required eight-foot high block wall, and five-foot landscape planters on all sides.

b. Administrative PRD and Minor PRD projects.

(1) A minimum of one guest space per three dwelling units is required. Interior on-street parking may be credited toward this requirement. On-street parking is only allowed on a curb to curb street width of 28 feet or greater. Driveway spaces may be counted toward these required guest spaces for Administrative PRD projects.

(2) Recreational vehicle parking is prohibited.

6. *Building height.*

a. Per the underlying zone.

b. For Administrative PRD and Minor PRD, the number of stories may be increased to three (3).

C. *Standards for RC Zone planned residential development.*

1. *Lot size.* In order to promote clustering, lots shall be a minimum of one-half acre in size and clustered in the less steep portions of the site. Lot sizes not in compliance with the RC Zone standards will require a variance.

2. Lot coverage maximum lot coverage requirements to be determined by the Planning Commission on a case specific basis based, in part, on product type, characteristics of the property and surrounding uses.

3. *Height.* Same as RC Zone (See Section 19.100.040, Residential Development Standards).

4. *Setbacks.* Same as RC Zone (See Section 19.100.040, Residential Development Standards).

5. *Common natural open space and clustering.* Section 19.780.050 A (Benchmark Density) sets forth the criteria for a PRD to qualify for the benchmark density in the RC Zone, including provision of valuable natural open space and wildlife habitat and a site plan layout sensitive to the natural topography, both for wildlife habitat and resource conservation as well as visual aesthetic purposes. There is no minimum standard, although each development is encouraged to set aside a substantial portion of the site toward natural open space.

6. *Parking.* A minimum of two fully enclosed (garage) spaces are required per dwelling unit.

D. *Standards for Small Lot Subdivision Planned Residential Developments - all R-3 Zones.*

1. *Lot size and coverage.* Minimum lot size and maximum lot coverage requirements to be determined by the Planning Commission on a case specific basis in part based on product type, characteristics of the property and surrounding uses.

a. In no instance shall a lot resulting from a Small Lot PRD project be larger than 5,499 square feet.

2. *Height and Stories.* Small Lot PRD projects shall have a maximum height of 35 feet and three stories.

3. *Setbacks.* Setbacks shall be determined by lot size in accordance with the following but may be modified in conjunction with a PRD permit:

Minimum Setbacks	Lot Size (square feet)		
	1,500-2,999	3,000-4,499	4,500-5,499
Front	10 ft.	10 ft.	10 ft.
Interior Side	0/5 ft.	3/5 ft.	5 ft.
Street Side	10 ft.	10 ft.	10 ft.
Rear	10 ft.	10 ft.	15 ft.

3. *Privacy Considerations.* Small Lot PRD projects that abut the RA-5, RC, RR, RE, or R-1 Zone shall adhere to the following:
 - a. Windows within 30 feet of a structure on another parcel shall not directly align with the windows of the neighboring structure.
 - b. Upper story unenclosed landings, decks, and balconies that face or overlook an adjoining RA-5, RC, RR, RE, or R-1 Zoned property shall be located a minimum of 15 feet from the interior lot lines.
 4. *Usable open space and recreational facilities.*
 - a. Usable open space shall be provided pursuant to Table 19.100.070 (Usable Open Space Standards: Multi-Family Residential Zones).
 - b. The usable open space may be provided in any combination of common open space and private open space.
 5. *Parking.*
 - a. Parking shall be in accordance with Chapter 19.580 (Parking and Loading).
 - d. Recreational vehicle parking is prohibited.
- E. *Private streets.* Refer to private street standards in Title 18.210