

1 **ORDINANCE NO. 348.4912**

2

3 **AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING**

4 **ORDINANCE NO. 348 RELATING TO ZONING**

5

6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. FINDINGS. An overlay zone is a set of zoning requirements superimposed  
8 on an underlying zone that is generally used when a particular area requires special protection or  
9 preservation or has a special neighborhood concern. Development of land subject to an overlay zone  
10 requires compliance with the regulations of both the underlying zoning classification and the overlay zone.  
11 The Board of Supervisors finds that an overlay zone is appropriate for the University City neighborhood  
12 for the following reasons: The University City neighborhood is a one-family dwelling residential  
13 neighborhood with a unique character. The physical conversion of one-family dwellings to higher  
14 occupancy rental housing units has the potential to increase densities beyond those intended for one-family  
15 dwelling zoned neighborhoods generally and beyond densities appropriate for the University City  
16 neighborhood specifically. Modifications that essentially transform one-family dwellings into multiple  
17 family dwellings or boarding houses without the benefit of a permit have a negative cumulative effect on  
18 the public health, safety, and welfare and can lead to overcrowding, neighborhood disturbances, excessive  
19 on-street parking, and other impacts. The Board of Supervisors finds that some such conversions have  
20 already occurred and that they are causing a public health, safety, and welfare concern. Creating an overlay  
21 zone in the University City neighborhood will help maintain a safe, clean, orderly, sanitary, and  
22 aesthetically pleasing neighborhood character for all residents within the area covered by the overlay zone.

23 Section 2. AUTHORITY. The University City Neighborhood Preservation Overlay  
24 Zone is adopted pursuant to California Constitution, article XI, section 7, the County’s general police  
25 power.

26 Section 3. The title of Article XIXi is amended to read as follows: “Neighborhood  
27 Preservation Overlay Zones.”

28 Section 4. A new Section 19.610 is added to Article XIXi of Ordinance No. 348

1 to read as follows:

2 **“SECTION 19.610. UNIVERSITY CITY NEIGHBORHOOD**  
3 **PRESERVATION OVERLAY ZONE.**

4 A. PURPOSE AND INTENT. The purpose of the University City Neighborhood  
5 Preservation Overlay Zone is to:

- 6 1. Establish development standards to ensure that the permit process provides  
7 for the consideration or prevention of the impacts of substantial changes in  
8 use that would have the potential to increase the intensity of one-family  
9 dwellings beyond that which was anticipated by the applicable zoning  
10 classification.
- 11 2. Restrict uses on private properties beyond the general requirements of the  
12 underlying zoning classification as identified in this ordinance.
- 13 3. Ensure the design of dwellings and on-site parking is appropriate for the  
14 area’s character and is appropriate for the area’s capacity to accommodate  
15 an increase in density, which may be limited due to on- and off-street parking  
16 availability, traffic control, safety services, and restraints on infrastructure  
17 such as sewer capacity.
- 18 4. Provide a regulatory framework for effective code enforcement efforts.

19 B. APPLICABILITY.

- 20 1. The University City Neighborhood Preservation Overlay Zone is adopted  
21 and may be amended by the Board of Supervisors, in accordance with this  
22 ordinance and as necessary, to include any issue that is not addressed in  
23 this section and which adversely affects the public health, safety, or  
24 welfare.
- 25 2. The University City Neighborhood Preservation Overlay Zone applies to  
26 all lots within the Highgrove Area Plan set forth in the County’s General  
27 Plan within that portion of the unincorporated area identified as the  
28 Community of University City on Figure 1 of the Highgrove Area Plan

1 Location in the Highgrove Area Plan portion of the General Plan. The  
2 Community of University City portion of the Highgrove Area Plan is  
3 located in the southwestern-most portion of the Highgrove Area Plan, with  
4 its boundary located south, east, and north of the City of Riverside city  
5 limits and west of Interstate 215. The provisions of the University City  
6 Neighborhood Preservation Overlay Zone shall apply in addition to the  
7 General Plan foundation component, land use designation, and zoning  
8 classification of the lots within this identified area. The provisions of the  
9 University City Neighborhood Preservation Overlay Zone shall apply to  
10 all existing development and to all future residential development for  
11 every lot within the overlay boundaries.

12 3. The University City Neighborhood Preservation Overlay Zone  
13 shall be placed on all lots within the Community of University City and  
14 shall be identified as the University City Neighborhood Preservation  
15 Overlay (UCNPO) Zone on the County official zoning map. ~~The~~  
16 ~~Community of University City consists of, and the UCNPO applies to, the~~  
17 ~~following lots as identified by assessor's parcel numbers, as may be~~  
18 ~~amended subsequent to the effective date of Ordinance No. 348.4912:~~The  
19 Community of University City consists of, and the UCNPO applies to, the  
20 following lots as identified by assessor's parcel numbers, as may be  
21 amended subsequent to the effective date of Ordinance No. 348.4912:  
22 256110022, 256110002, 256104003, 256062007, 256062016,  
23 256072001, 256072002, 256072003, 256072011, 256072012,  
24 256094008, 256101006, 256101007, 256103006, 256103007,  
25 256103013, 256104004, 256104005, 256110005, 256110020,  
26 256110021, 256072016, 256061006, 256062012, 256062015,  
27 256072006, 256062001, 256062013, 256072005, 256072013,  
28 256061007, 256062009, 256062010, 256062014, 256072009,

1 256062003, 256062006, 256062008, 256062017, 256072004,  
2 256061005, 256062002, 256062011, 256072008, 256072010,  
3 256074001, 256074003, 256075007, 256075010, 256081002,  
4 256081016, 256082002, 256083003, 256083004, 256083017,  
5 256092001, 256092013, 256092014, 253260002, 256094001,  
6 256094006, 256101002, 256102007, 256103002, 256103010,  
7 256103017, 256073002, 256074005, 256081006, 256081007,  
8 256081011, 256081012, 256083008, 256092003, 256093002,  
9 256094002, 256102003, 256103008, 256103009, 256104001,  
10 256104002, 256104007, 256110010, 256110024, 256110025,  
11 256074004, 256075008, 256083001, 256083005, 256083009,  
12 256083010, 256092010, 256092015, 256093001, 256093004,  
13 256093006, 256094005, 256102004, 256102005, 256102010,  
14 256103012, 256103014, 256110009, 256110023, 256073001,  
15 256075006, 256081001, 256081005, 256081009, 256081018,  
16 256082003, 256082004, 256092007, 256092012, 256093007,  
17 256094007, 256094010, 256101003, 256101004, 256102011,  
18 256103003, 256103004, 256104006, 256110004, 256110006,  
19 256110014, 256110016, 256073003, 256075004, 256081013,  
20 256081015, 256083014, 256092002, 256092006, 256101005,  
21 256103005, 256103016, 256110007, 256110017, 256074006,  
22 256074007, 256075005, 256081014, 256083006, 256083013,  
23 256092004, 256092009, 256093005, 256102006, 256103001,  
24 256110001, 256110011, 256075001, 256075002, 256075003,  
25 256081008, 256081010, 256082005, 256083007, 256083011,  
26 256083012, 256092008, 256092011, 256092016, 253260003,  
27 256062004, 256062005, 256062018, 256062019, 256072007,  
28 256072014, 256093003, 256094003, 256094004, 256094009,

256094011, 256102002, 256103011, 256103015, 256110003,  
256110008, 256110018, 256110019, 256072015, 256073004,  
256074002, 256075009, 256081003, 256081004, 256081017,  
256082001, 256083002, 256083016, 256092005, and 253260004.

**ADD APNS HERE**

C. Except as otherwise specifically indicated, the provisions of this section shall apply to all lots within the University City Neighborhood Preservation Overlay Zone. However, Section 19.610 subsection D.4.d. shall apply only to residentially zoned lots within the University City Neighborhood Preservation Overlay Zone and apply only in the event of construction requiring a land use or building permit that results in greater than 300 square feet of additional total habitable Dwelling Area on the lot, that is a result of the construction of: a new habitable building; an addition to a habitable building; or the modification of the configuration of an existing habitable building, including but not limited to modifications to the floor plan, layout, or wall placement.

D. DEFINITIONS.

As used in this section, terms defined in Ordinance No. 457, as may be amended from time to time, shall have the meanings as specified in Ordinance No. 457, unless otherwise stated in this ordinance. The following additional terms shall have the following meanings in this section:

1. Closet. An ancillary enclosed area within a dwelling unit that is clearly intended for storage.
2. Common Living Area. A common area or communal space within a dwelling unit that is intended to be shared by all occupants. The Common Living Area is the Dwelling Area of the building not including hallways, storage areas, Closets, bathrooms, or bedrooms.
3. Dwelling Area. The total combined floor area of a dwelling unit intended for human habitation. Dwelling Area does not include garages, carports,

1 patios, sheds, or other similar spaces.

- 2 4. Parking Area. Any off-street area for the parking of a motor vehicle, plus  
3 those additional areas required to provide ingress and egress to and from  
4 the Parking Area.
- 5 5. Rear Yard. A yard extending across the full width of the lot between  
6 the side lot lines, and measured between the rear lot line and the nearest  
7 rear line of the main building or the nearest line of any enclosed or covered  
8 porch.
- 9 6. Recreational Equipment. Any equipment used for sports, exercise, leisure,  
10 or recreation, including but not limited to: basketball hoops, slides, swings,  
11 jungle gyms, volleyball nets, grills, portable barbeques, fire pits, and  
12 outdoor heaters.
- 13 7. Recreational Vehicles. Vehicles with or without motive power, designed  
14 for human habitation or recreation, including but not limited to: boats,  
15 snowmobiles, watercraft, racing vehicles, off-road vehicles, utility trailers,  
16 motor homes, travel trailers, truck campers or camping trailers.
- 17 8. Sleeping Quarters. Any habitable room, with or without a Closet, without  
18 direct access to a garage, along an exterior wall, capable of being fully  
19 separated from other rooms by closing one or more doors, regardless of its  
20 designation on building plans, which functions as or may potentially  
21 function as a sleeping area. This definition of Sleeping Quarters does not  
22 include kitchens, hallways, foyers, Closets, bathrooms, unfinished  
23 basements, unfinished attics, laundry rooms, sunrooms, landings,  
24 unconverted garages, mud rooms, enclosed porches, living rooms, dens,  
25 family rooms, dining rooms, or other space typically used as Common  
26 Living Area.

27 D.E. NEIGHBORHOOD PRESERVATION STANDARDS.

28 In order to maintain a safe, clean, orderly, sanitary, and aesthetically pleasing

1 neighborhood character for residents in the University City area, all of the  
2 following development standards shall apply within the area covered by the  
3 UCNPO Zone:

4 1. DWELLING AREA. The total combined area of all Sleeping Quarters  
5 shall not exceed 50% of the total Dwelling Area, in square feet, of the one-  
6 family dwelling. The calculation of the total combined area of all Sleeping  
7 Quarters shall not include Closets, and measurements shall be from the  
8 centerline of interior walls and the exterior of exterior walls.

9 2. COMMON LIVING AREA. The total combined Common Living Area  
10 shall be equal to or greater than the total combined area of all Sleeping  
11 Quarters. The measurements, in square feet, for Common Living Area  
12 shall be from the centerline of the interior walls and the exterior of exterior  
13 walls.

14 3. STREET ENVIRONMENT.

15 a. Streets and public rights-of-way shall be kept free from any type  
16 of obstructions such as planters, landscaping, fences, temporary  
17 signs, or similar structures.

18 b. ~~Trash~~When not being serviced, trash or recycling containers shall  
19 be stored in a garage, side yard, or rear yard ~~and not within~~ a  
20 ~~manner such that they are not visible from any street~~public right-  
21 of-way.

22 c. Any transportable or movable Recreational Equipment shall be  
23 permitted in a front yard or driveway of a lot, but shall not be used  
24 in, or shall not encroach upon, any street or public right-of-way.

25 d. No Recreational Equipment except basketball hoops shall be  
26 permanently installed in a front yard, driveway, street, or public  
27 right-of-way. Concealment of Recreational Equipment with a  
28 cover or camouflage material is not an acceptable alternative to

1 this provision.

- 2 e. The provisions of other County ordinances that do not otherwise  
3 conflict with the terms of this section shall continue to apply to all  
4 street environments, including but not limited to Ordinance No.  
5 745 for Regulating Collection and Removal of Solid Waste.

6 4. PARKING.

7 a. No person shall construct, repair, grease, lubricate, or dismantle  
8 any vehicle, or any part thereof, upon a street or public right-of-  
9 way, except for temporary emergency purposes.

10 b. No motorized vehicle shall be parked in any landscaped area but  
11 may be parked in a garage or carport or upon a driveway or other  
12 improved Parking Area.

13 c. No vehicle shall be parked upon a public street or public right-of-  
14 way for more than seventy-two (72) hours. Any such vehicle shall  
15 be subject to citation, removal, or both, by a law enforcement  
16 agency as provided for in California Vehicle Code section 22651  
17 et seq.

18 d. In addition to the minimum parking requirements in this ordinance,  
19 any new construction, addition, or modification to an existing  
20 dwelling unit that results in a dwelling unit with five or more  
21 Sleeping Quarters shall also comply with the following:

- 22 1) When the number of Sleeping Quarters in a dwelling unit  
23 equals or exceeds five (5), the approval of any land use  
24 permit or building permit that would result of the addition  
25 of more than 300 square feet of total habitable Dwelling  
26 Area shall require an additional off-street parking space to  
27 be provided. This parking space shall be located in  
28 accordance with of the section of this ordinance relating to



1 parking. If the driveway already meets the minimum  
2 standard under this ordinance for multiple family  
3 dwellings, no additional parking space is required.

4 2) The Planning Director may, without notice or hearing,  
5 permit modifications to the additional off-street parking  
6 space requirement. Any modification shall be based on  
7 written documentation demonstrating that topographic or  
8 other physical conditions make it impractical to require  
9 strict compliance with this requirement.

10 3) Any new Parking Area or driveway, or Parking Area or  
11 driveway that must be modified as a result of this section  
12 shall be constructed of concrete, asphaltic concrete,  
13 interlocking concrete pavers, brick or the equivalent and  
14 shall not cover more than fifty percent (50%) of the  
15 required front yard area, fifty percent (50%) of the required  
16 side yard area, or fifty percent (50%) of the combined front  
17 and side yard area. Any improved Parking Area or  
18 driveway that was approved or constructed prior to the  
19 effective date of this section shall be exempt from this  
20 provision. If there is insufficient room to install additional  
21 parking as required under this provision, no building permit  
22 may issue pursuant to Ordinance No. 457.

23 5. YARD MAINTENANCE.

- 24 a. Any front yard or side yard area that is visible from any public  
25 street or public right-of-way shall be landscaped and ~~maintained in~~  
26 ~~an aesthetically consistent manner with the character of the~~  
27 ~~surrounding neighborhood~~ properly maintained.  
28 b. All landscaping shall be maintained in a manner that does not

1 cause a potential fire hazard or cause a threat to public health,  
2 welfare, or safety.

- 3 c. Outdoor storage shall not be permitted in a front yard, or in a side  
4 yard that is visible from any street or public right-of-way.
- 5 d. Landscaping within a yard shall not physically or visually obstruct  
6 a street, intersection, or public right-of-way.
- 7 e. Dying, decayed, untrimmed, or hazardous trees, shrubbery, or  
8 other landscaping in any front yard or side yard that is visible from  
9 any public area shall be addressed and remediated within fifteen  
10 (15) days of issuance of a Code Enforcement Notice of Violation.

11 6. FENCES AND WALLS.

- 12 a. All fences and walls shall be properly maintained in order to  
13 preserve their structural integrity and to provide a neat appearance.  
14 All fences and walls shall be kept free from graffiti, undergrowth,  
15 weeds or other similar conditions at all times. All fences and walls  
16 shall be of materials and colors that are compatible with the  
17 architectural design of the buildings in the neighborhood. No  
18 fence, wall or portion thereof shall be constructed or altered to add  
19 razor wire, barbed wire, metal spikes, broken glass, readily  
20 flammable material, or other similar material.
- 21 b. Any fence or wall, including any decorative fence, shall not  
22 obstruct a public street, intersection, or public right-of-way either  
23 physically or visually.
- 24 c. Chain link fences shall not be erected or constructed in any front  
25 yard or side yard that is visible from any street or public right-of-  
26 way for lots less than half an acre net in area. Chain link fences  
27 that were erected or approved prior to the effective date of this  
28 section shall be exempt from this provision.

1 d. Any fence or wall, including decorative fences, located in the front  
2 yard or within thirty feet (30') of an intersection, shall not be higher  
3 than four feet (4'). Fences and walls that are pre-existing on, or  
4 approved prior to, the effective date of this section shall be  
5 exempt from this provision. Vertical calculation of the height of  
6 the fence or wall shall be made by vertical measurement along  
7 the length of the outside face when measured from final finished  
8 grade.

9 e. For any front yard or side yard that is visible from any street or  
10 public right-of-way, the height of a gate, the gate post, or column  
11 located therein shall not exceed one hundred twenty percent  
12 (120%) of the maximum height of the associated fence or wall.  
13 Gates, gate posts, and columns located therein that were erected or  
14 approved prior to the effective date of this section shall be exempt  
15 from this provision.

16 f. Any temporary fence or gate shall be exempt from the provisions  
17 of subsections c., d., and e. of this subsection D.6.

18 7. OUTDOOR LIGHTING.

19 a. Lighting fixtures shall be located such that no light or reflected  
20 glare is directed off-site. Lighting fixtures shall provide that no  
21 light is directed above a horizontal plane passing through the  
22 bottom of the fixture.

23 b. All on-site lighting shall be stationery, directed away from  
24 adjacent properties, streets, and public rights-of-way.  
25 Incandescent lighting fixtures greater than 100 watts shall require  
26 proper shielding to minimize their impact on neighboring  
27 properties.

28 c. To minimize the impact on neighboring properties, any outdoor

1 security lighting shall require proper shielding and should utilize  
2 motion sensitive as well as time sensitive fixtures.

3 E.F. COVENANTS, CONDITIONS, AND RESTRICTIONS

4 This section shall neither replace the requirements of any County  
5 ordinance nor overwrite the terms of any private Covenants, Conditions,  
6 and Restrictions (“CC&Rs”). The County generally does not enforce  
7 private CC&Rs.

8 E.G. VIOLATIONS AND PENALTIES.

9 1. All property owners within the UCNPO Zone boundary shall be  
10 responsible for compliance with the provisions of this section  
11 except as specifically made exempt by a provision within this  
12 section. The Riverside County Code Enforcement Department  
13 shall be the lead agency enforcing the provisions of the UCNPO  
14 Zone in accordance with Ordinance No. 725. Unless otherwise  
15 specified in this section, any violation must be corrected within  
16 fifteen (15) days after receiving a Code Enforcement Notice of  
17 Violation.

18 2. The Sheriff, District Attorney, County Counsel, County Clerk,  
19 Planning Director, and all County Officials charged with the  
20 issuance of building permits, land use permits, plot plans,  
21 subdivisions, parcel maps, and other discretionary and  
22 administrative permits shall enforce the provisions of this section.”

23 Section 5. CONFLICTING REGULATIONS. Ordinance No. 348 section 18.1 shall  
24 control in the case of any conflict between this ordinance and any other provision in Ordinance No. 348 or  
25 between this ordinance and any other applicable ordinance.

26 Section 6. SEVERABILITY. If any provision of this ordinance or the application  
27 thereof to any person or circumstance is held invalid, the remainder of the ordinance and application of such  
28 provision or provisions to other persons or circumstances shall not be affected.

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Section 7. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

By: \_\_\_\_\_  
Chairman

ATTEST:  
CLERK OF THE BOARD  
Kecia Harper

By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM  
\_\_\_\_\_, 2019

By: \_\_\_\_\_  
MELISSA R. CUSHMAN  
Deputy County Counsel