Chapter 18.020

PURPOSE AND SCOPE

18.020.010 Purpose.
The purpose of this Subdivision Code is to regulate and control the design and improvement of subdivisions in order to achieve the following purposes:

A. To assist in implementing the Riverside General Plan adopted by the City Council as a long-range, general comprehensive guide to the physical development of the City;

B. To provide lots of sufficient size and appropriate design for the purposes for which they are to be used;

C. To provide streets of adequate capacity and design for the traffic that will utilize them and to ensure maximum safety for pedestrians and vehicles;

D. To provide sidewalks or pedestrianways where needed for the safety and convenience of pedestrians;

E. To preserve the natural assets of the City's setting, to prevent the indiscriminate clearing of property and the destruction of trees and shrubs and other desirable landscape features, to ensure adequate access to each building site, and to create new beauty and safeguard the public safety and welfare through skilled subdivision design;

F. To provide adequate systems of water supply, sanitary sewage disposal, storm drainage, street lighting, and other utilities needed for the public health, safety and convenience;

G. To provide adequate sites for other public facilities needed to serve the residents of the new developments;

H. To ensure that the costs of providing land for streets, alleys, pedestrian ways, easements, and other rights-of-way, and for the improvements therein needed to serve new developments, are borne by the subdividers rather than by the taxpayers of the City at large;

I. To ensure that, insofar as possible, land is subdivided in a manner that will promote the public health, safety, convenience, and general welfare; and

J. To encourage clustering, the preservation of natural features and limit grading.

18.020.020 Scope.
Unless otherwise provided by law, the provisions contained in this Subdivision Code shall apply to all real property contained within the corporate limits of the City of Riverside. (Ord. 6968 §1, 2007)