ARTICLE I: ZONING CODE ENACTMENT AND APPLICABILITY

Chapter 19.040

ZONING CODE APPLICABILITY

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
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<tbody>
<tr>
<td>19.040.010</td>
<td>Prior Rights and Violations. The enactment of the Zoning Code shall not terminate nor otherwise affect vested land use development permits, approvals, or agreements authorized under the provisions of any ordinance or resolution, nor shall violation of any prior ordinance or resolution be excused by the adoption of this Title. (Ord. 6966 §1, 2007)</td>
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<tr>
<td>19.040.020</td>
<td>Public Nuisance. Neither the provisions of the Zoning Code nor the approval of any permit authorized by the Zoning Code shall authorize the maintenance of any public nuisance. (Ord. 6966 §1, 2007)</td>
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<td>19.040.030</td>
<td>Continuation of an Existing Land Use or Structure. It is unlawful and a violation of the Riverside Municipal Code for anyone to use a parcel or structure in a manner that violates any provision of the Zoning Code. However, a land use that was lawfully established before this Title was enacted, or before enactment of any applicable amendment to the Zoning Code, may continue. No expansion or modification to a pre-existing legal nonconforming use or structure shall be permitted except as allowed by Chapter 19.080 (Nonconformities) of the Zoning Code. It is the responsibility of the property owner to provide evidence or information to justify or establish nonconforming rights. Enforcement of this Section shall be in accordance with Article III (Nonconforming Provisions) of the Zoning Code. (Ord. 6966 §1, 2007)</td>
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<td>19.040.040</td>
<td>Conflicts with Other Regulations. Where any conflict occurs between the provisions of the Zoning Code and the provisions of other titles of the Riverside Municipal Code or other regulations adopted by the City, the more restrictive provisions shall apply. Nothing contained in the Zoning Code shall be deemed to repeal or amend any regulation of the City requiring a permit or license or both, nor shall anything in the Zoning Code be deemed to repeal or amend other titles of the Riverside Municipal Code. (Ord. 6966 §1, 2007)</td>
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19.040.050 Conflicts with Overlay Zones.
In the event of any conflict between the requirements of the Zoning Code and standards in an adopted Overlay Zone or Planned Residential Development, the requirements of the Overlay Zone or applicable Planned Residential Development shall govern. (Ord. 6966 §1, 2007)

19.040.060 Conflicts with Specific Plans.
In the event of any conflict between the requirements of the Zoning Code and standards in an adopted Specific Plan, the requirements of the Specific Plan shall govern. (Ord. 6966 §1, 2007)

19.040.070 Conflicts with Development Agreements.
In the event of any conflict between the requirements of the Zoning Code and standards in an adopted Development Agreement, the requirements of the Development Agreement shall govern. (Ord. 6966 §1, 2007)

19.040.080 Development Applications in Process.
Following the effective date of the Zoning Code, or any amendment of the Zoning Code, regulations of the Zoning Code are applicable to all applications in process, except for any application deemed to have been previously submitted and complete by the Planning Division, in that case the prior Zoning Code regulations, then in effect, shall apply. (Ord. 6966 §1, 2007)

19.040.090 Other Requirements/Permits.
Nothing in the Zoning Code eliminates the need for obtaining any other permits required by the City, or any permit or approval required by other provisions of the Riverside Municipal Code or the regulations of any City department, including the Riverside Redevelopment Agency, or any county, regional, State, or Federal agency. (Ord. 6966 §1, 2007)

19.040.100 Conflicting Permits.
After the effective date of the Zoning Code, or any amendment hereto, all permits for the use of land shall be issued in compliance with the provisions of the Zoning Code. Any permit issued after the effective date of the Zoning Code that conflicts with the provisions of the Zoning Code shall be deemed invalid. (Ord. 6966 §1, 2007)

19.040.110 Public Projects.
Notwithstanding any lawful exemptions to zoning regulations, the provisions of this Title, except for the provisions of Chapter 19.570 (Water Efficient Landscaping and Irrigation), shall not apply to any buildings, improvements, lots or premises, owned, leased operated or controlled by the City or any City Project for public purposes by the City of Riverside. (Ord. 7061 §1, 2009; Ord. 6966 §1, 2007)

19.040.120 Severability, Partial Invalidation of Zoning Code.
If any portion of this Title is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such determinations shall not affect the validity of the remaining portions of this Title. The City Council hereby declares that this Title and each article, section, subsection, paragraph, subparagraph, sentence, clause, phrase and portion thereof is adopted without regard to the fact that one or more portions of this Title may be declared invalid, unconstitutional, or unenforceable. (Ord. 6966 §1, 2007)