Chapter 19.895

ROOM RENTAL PERMIT

19.895.010 Purpose.
The purpose of this Chapter is to provide a procedure to permit owners of single-family residences/dwellings to rent a room or rooms to more than two but not to exceed four individuals through a room rental permit process. The Room Rental Permit is only applicable to the RR, RE and R1 Zones. (Ord. 7222 §6, 2013)

The following procedures apply to applications for a Room Rental Permit:

A. Application

Owners of a single family residence/dwelling wishing to rent a room or rooms to more than two, but not more than four individuals shall make written application to the Zoning Administrator, including all the material deemed necessary to demonstrate compliance with the provisions for this use in Chapter 19.520 (Rental of Rooms), including, a signed copy of the Room Rental Permit Agreement to meet the requirements for additional rentals.

B. Approval

Upon receipt of a complete application, the Zoning Administrator shall grant the permit if all requirements of Chapter 19.520 (Rental of Rooms) are met. The Zoning Administrator shall approve the application unless findings are made that the approval would otherwise adversely affect the residential character of the neighborhood.

C. Renewal

A Room Rental Permit Agreement is effective for a period of one year from the date of issuance and is required to be renewed on an annual basis thereafter. Renewal of a Room Rental Permit Agreement is subject to the Room Rental Permit Requirements of this Chapter.

D. Appeal

Any person may appeal the decision of the Zoning Administrator to the Planning Commission. A notice of public hearing for the appeal shall be provided pursuant to Section 19.670.030.
The decision of the Planning Commission may be appealed to the City Council. In the event of an appeal to the Planning Commission or City Council notice shall be given in the same manner as the Planning Commission appeal. The decision of the City Council shall be final.

E. Revocation.

Three or more violations of any of the operational requirements of Section 19.520.030.B (Operation and Development Standards) including extraordinary police service or response complaints as defined by Chapter 9.60 of the Riverside Municipal Code or citations for violations related to noise or property use or maintenance within any running twelve-month period, shall be grounds for revocation of the Room Rental Permit Agreement. Refer to Section 19.700.020 for revocation procedures.

A revoked Room Rental Permit Agreement may not be reissued for a minimum of one year from the revocation date. If a Room Rental Permit Agreement issued to the same owner for the same property is revoked a second time a Room Rental Permit Agreement may not be reissued for the subject property as long as it belongs to the same owner. (Ord. 7222 §6, 2013)
19.895.030 Room Rental Permit in Flow Chart Form.

(Ord. 7222 §6, 2013)