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GENERALIZED REQUIREMENTS FOR RESIDENTIAL ZONES

ZONE		PRIMARY USES PERMITTED	SITE DEVELOPMENT STANDARDS										
			MINIMUM LOT ¹			MINIMUM BLDG SETBACKS (Ft.) ¹⁰				MAX HEIGHT ¹² (Ft.)	STORIES ¹²	DENSITY (UNITS/GROSS ACRE) ¹	MAX LOT COVERAGE
			AREA(Sq. Ft.)	WIDTH ¹⁵ (Ft.)	DEPTH ¹⁵ (Ft.)	FRONT ^{8,9}	SIDES	STREET SIDE ⁹	REAR				
RA-5 ²	Residential Agricultural	General Agriculture, Single Dwelling	5 Acres ^{9,11}	300	500	40	20	20	25	35	2	0.2 ¹¹	30%
RC ^{2,12}	Residential Conservation	Single Dwelling, Hillside/Arroyos	Varies ¹⁴	130 ^{12,13}	100 ^{12,13}	30 ⁶	25 ^{2,5}	25	25	20	1	0.5 ¹³	-
RR	Rural Residential	Single Dwelling, Animal Keeping	20,000	100 ¹³	150	30 ⁷	20 ^{5,7}	20 ⁷	100 ⁷	35	2	2.1 ¹³	30%
RE	Residential Estate	General Agriculture, Single Dwelling	1 Acre	130 ¹³	150	30	25 ⁵	25	30	35	2	1 ¹³	30%
R-1-½ acre	Single Family Residential	Single Dwelling	21,780	125 ¹³	150	30 ⁴	20 ^{3,5}	20	35	35	2	2 ¹³	30%
R-1-13000	Single Family Residential	Single Dwelling	13,000	100 ¹³	110	25 ⁴	15 ^{3,5}	15	30 ⁶	35	2	3.4 ¹³	30%
R-1-10500	Single Family Residential	Single Dwelling	10,500	90 ¹³	110	25 ⁴	10/15 ^{3,5}	15	25 ⁶	35	2	4.1 ¹³	35%
R-1-8500	Single Family Residential	Single Dwelling	8,500	80 ¹³	100	25 ⁴	12.5/7.5 ^{3,5}	12.5	25 ⁶	35	2	5.1 ¹³	35%
R-1-7000	Single Family Residential	Single Dwelling	7,000	60 ¹³	100	20 ⁴	10/7.5 ^{3,5}	10	25 ⁶	35	2	6.2 ¹³	40%
R-3-4000	Multi-Family Residential	Multiple Dwellings	30,000	80	150	25 ¹⁶	10 ¹⁶	10	20 ¹⁶	30 ¹⁷	2 ¹⁷	10.9 ¹³	-
R-3-3000	Multi-Family Residential	Multiple Dwellings	30,000	80	150	25 ¹⁶	10 ¹⁶	10	20 ¹⁶	30 ¹⁷	2 ¹⁷	14.5 ¹³	-
R-3-2500	Multi-Family Residential	Multiple Dwellings	30,000	80	100	20 ¹⁶	10 ¹⁶	10	20 ¹⁶	30 ¹⁷	2 ¹⁷	17.4 ¹³	-
R-3-2000	Multi-Family Residential	Multiple Dwellings	30,000	80	100	15 ¹⁶	7.5/10 ¹⁶	10	15 ¹⁶	30 ¹⁷	2 ¹⁷	21.8 ¹³	-
R-3-1500	Multi-Family Residential	Multiple Dwellings	30,000	80	100	15 ¹⁶	7.5/10 ¹⁶	10	15 ¹⁶	30 ¹⁷	2 ¹⁷	29 ¹³	-
R-4	Multi-Family Residential	Multiple Dwellings	30,000	100	150	15 ¹⁶	7.5/10 ¹⁶	10	10 ¹⁶	50	4	40 ¹³	-

See reverse for table footnotes.

1. 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 11.
2. The zoning standards and requirements of the RC and RA-5 Zones in existence immediately prior to November 13, 1979 shall apply to the use, restoration, rehabilitation, or addition of any buildings existing prior to or under construction on that date.
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 5 feet.
4. Front Setback Exceptions: Open porches may extend into required front yard setback up to 6 feet. On local streets only, where an attached garage is set back more than 10 feet from the required front yard setback line, the habitable portion of the dwelling may extend into the front yard setback up to 5 feet.
5. Side Setback Exception: Additions to legally established dwellings with nonconforming side yard setbacks are permitted to maintain such setbacks, except that such additions shall not be located closer than 5 feet to an interior lot line or 10 feet to street side lot lines.
6. Rear Setback Exception: Portions of the dwelling may extend into the required rear yard setback up to 10 feet, provided the floor area of the encroachment does not exceed 500 square feet.
7. In the RR Zone, legally established parcels less than 20,000 square feet in area shall require setbacks as follows:
 - a. For lots less than 8,500 square feet, the setbacks for the R-1-7000 Zone shall apply.
 - b. For lots less than 10,500 square feet, the setbacks for the R-1-8500 Zone shall apply.
 - c. For lots less than 13,000 square feet, the setbacks for the R-1-10500 Zone shall apply.
 - d. For lots less than 20,000 square feet, the setbacks of the R-1-13000 Zone shall apply.
8. 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 fifty feet.
9. For corner lots having two street frontages in excess of 130 feet, front yard setbacks shall be applied to both frontages.
10. No dwelling shall be located closer than 5 feet to any retaining wall exceeding 2 feet in height, unless such retaining wall is an integral part of an approved dwelling.
11. 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 5 acres existing as of May 15, 1979, and the residence is owner occupied after construction.
12. Except in the RC Zone, the maximum building height and number of stories may be increased or decreased through application of the S – Building Stories Overlay Zone (Chapter 19.200).
13. Additional density may be achieved through a Planned Residential Development Permit (Chapter 19.780) or the Density Bonus Program (Chapter 19.565).
14. Lot area and dimensions are determined by the Average Natural Slope of the site. See Section 19.100.050 (Additional Regulations for the RC Zone).
15. 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.
16. Where a property abuts the RA-5, RC, RR, RE or R-1 Zones, 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.
17. Up to 60 percent of the units may be in buildings up to three stories, 40 feet maximum height subject to Community & Economic Development Director review and approval.