

# ZONING

## 285 Attachment 5

### Borough of Riverside

#### Table of Dimensional Requirements

The following area, yard and building requirements shall apply for the specified zoning district, unless a more restrictive requirement for a specific use is required by § 285-35 or 285-36 or another section of this chapter. All measurements shall be in feet unless otherwise stated. See definitions of terms (such as “lot width”) in § 285-24. Each dwelling unit and each principal building shall be served by Borough-approved central sewage service, unless the dimensional requirements of the A-R District are met per dwelling unit.

<b>Zoning District: Type of Use</b>	<b>Minimum Lot Area (square feet)<sup>c</sup></b>	<b>Minimum Lot Width Measured at Minimum Building Setback Line (feet)</b>	<b>Minimum Front Yard Setback (feet)<sup>d</sup></b>	<b>Minimum Rear Yard Setback (feet)<sup>**</sup></b>	<b>Minimum Side Yard Setback<sup>**</sup> (each) (feet)</b>	<b>Maximum Percent Building Coverage<sup>f</sup></b>	<b>Maximum Percent Impervious Coverage<sup>f</sup></b>
<b>A-R Agricultural Residential District:</b>							
All dwellings shall have a minimum principal building width and length of 18 feet, not including unenclosed structures, except within an allowed manufactured home park	40,000	150	40	50	30	20%	30%
<b>R-S1 Single-Family Residential 1 District:</b>							
All new principal buildings shall have a minimum building width of 18 feet, not including unenclosed structures, unless a more restrictive requirement applies	15,000	100	30	30	15 each	30%	50%

RIVERSIDE CODE

<b>Zoning District: Type of Use</b>	<b>Minimum Lot Area (square feet)<sup>c</sup></b>	<b>Minimum Lot Width Measured at Minimum Building Setback Line (feet)</b>	<b>Minimum Front Yard Setback (feet)<sup>d</sup></b>	<b>Minimum Rear Yard Setback (feet)**</b>	<b>Minimum Side Yard Setback** (each) (feet)</b>	<b>Maximum Percent Building Coverage<sup>f</sup></b>	<b>Maximum Percent Impervious Coverage<sup>f</sup></b>
<b>R-S Single-Family Residential District:</b>							
Single-family detached dwelling	15,000	100	30	30	10	50%	60%
Twin dwelling unit (side-by-side), with each dwelling unit required to be on its own lot	9,000 per dwelling unit	60 per dwelling unit <sup>b</sup>	30	30	8, except 0 at the shared lot line of lawfully attached dwellings	50%	60%
Other allowed principal use	15,000	100	30	30	15	50%	60%
Each principal building of a dwelling shall have a minimum building width of 18 feet and a minimum length of 18 feet (not including unenclosed structures).							
<b>R-M Medium-Density Residential District:</b>							
Single-family detached dwelling	4,000	25 <sup>b</sup>	25	25	8	60%	70%
Twin dwelling unit (side-by-side)	Minimum average lot area of 5,000 per dwelling unit for the tract <sup>c</sup>	25 per dwelling unit <sup>b</sup>	25	25	8	60%	70%
Townhouse	Minimum average lot area of 5,000 per dwelling unit for the tract <sup>c</sup>	20 per interior dwelling unit, and 35 for unit on a corner lot <sup>b</sup>	25	25	15, except 0 at the shared lot line of lawfully attached dwellings	60%	70%
Duplex or other apartment dwellings,	Minimum	100 <sup>b</sup>	25	25	15	60%	70%

## ZONING

<b>Zoning District: Type of Use</b>	<b>Minimum Lot Area (square feet)<sup>c</sup></b>	<b>Minimum Lot Width Measured at Minimum Building Setback Line (feet)</b>	<b>Minimum Front Yard Setback (feet)<sup>d</sup></b>	<b>Minimum Rear Yard Setback (feet)<sup>**</sup></b>	<b>Minimum Side Yard Setback<sup>**</sup> (each) (feet)</b>	<b>Maximum Percent Building Coverage<sup>f</sup></b>	<b>Maximum Percent Impervious Coverage<sup>f</sup></b>
provided that any lot that includes 4 or more apartment dwelling units shall require a minimum lot area of 40,000 square feet	average lot area of 4,000 per dwelling unit for the tract <sup>c, g</sup>						
Other allowed principal use	10,000	60	25	25	15	60%	70%
<b>MHP Manufactured Home Park Overlay District:</b>							
The regulations of the underlying zoning district shall apply, except that for manufactured home parks:							
(a) The additional requirements for such use shall be met as provided in § 285-35;							
(b) The maximum building coverage shall be 40%; and							
(c) The maximum impervious coverage shall be 60%.							
<b>C Commercial District:</b>							
Allowed residential uses	The requirements of the R-M District shall apply instead of the requirements of the C District.						
Other allowed uses	8,500	50	30	30	10 <sup>a</sup>	60%	90%
<b>LI Light Industrial District and I Industrial District:</b>							
Allowed use	40,000	150	30, except 50 if across the street from a dwelling in a residential district	30 <sup>a</sup>	20 <sup>a</sup>	60% in the I District and 50% in the LI District	80% in the I District and 70% in the LI District

## RIVERSIDE CODE

### NOTES:

Corner lot setbacks: See § 285-63B.

\*\* The following exceptions shall apply:

- For accessory structures and uses, see § 285-31C below.
  - Structures shall not obstruct minimum sight clearance at intersections.
  - See § 285-63B pertaining to corner lots.
  - See § 285-65 regarding extension of nonconforming setbacks.
  - See § 285-63 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.
- <sup>a</sup> Except 30-foot minimum side yard for a principal business from a lot in a residential district. The side or rear yard of a principal business from a lot in a residential district shall be increased to 80 feet for any building area or land area used for manufacturing or an industrial tractor-trailer truck loading space from such a lot.
- <sup>b</sup> If two or more side-by-side off-street parking spaces are located in the front yard of a townhouse, or if garage door(s) for two or more vehicles faces onto the street in the front of the townhouse, then the minimum building width per dwelling along such street shall be a minimum of 24 feet. A maximum of 60% of the land area between the front of each townhouse or twin dwelling and the street right-of-way line shall be used for vehicle parking and driveways.
- <sup>c</sup> The average density is based upon gross acreage. The average density provisions are intended to allow flexibility in the placement of individual dwelling units, regardless of whether the homes are condominium or fee simple, and regardless of whether public streets, private streets or parking courts are used. No minimum lot area applies for each individual dwelling unit, provided that the overall density requirements are met. Each twin and townhouse dwelling unit shall still be able to meet the minimum front yard, side yard, rear yard and lot width as if each dwelling was on its own fee simple lot.
- The minimum average lot area per dwelling unit establishes the maximum number of units permitted on a tract of land. The total lot area of the tract prior to development is used. The area occupied by the existing street right-of-way of existing streets and alleys is then deleted. The following areas are not required to be deleted from the average lot area: right-of-way of proposed streets and alleys, areas of parking courts, common open space and stormwater detention basins. The resulting lot area is then divided by the average lot area per dwelling unit to result in the maximum number of dwelling units allowed on the tract.
  - See also the applicable standards in § 285-35, which may require common open space for townhouses and apartments.
- <sup>d</sup> Setbacks shall be measured from the street right-of-way that will exist after the development is completed. An unenclosed front porch or deck may intrude up to 10 feet into the minimum front yard. This porch or deck may be covered by a roof. Steps and stoops may also intrude into this setback.
- <sup>e</sup> See natural feature regulations in § 285-32. See text at the beginning of § 285-31 if a lot will not be served by central sewage service.
- <sup>f</sup> For townhouses, apartments and twin dwellings, the maximum building and impervious coverage requirements may be met as an average across a tract after development, as opposed to regulating each individual lot.
- <sup>g</sup> The minimum average lot area per apartment dwelling shall be reduced to 1,500 square feet if a lot will include six or more dwelling units, and each dwelling unit will be restricted to occupancy by at least one person age 62 or older or a person with physical disabilities, and there is no occupancy by any person under age 18 years old for more than 30 days per calendar year.