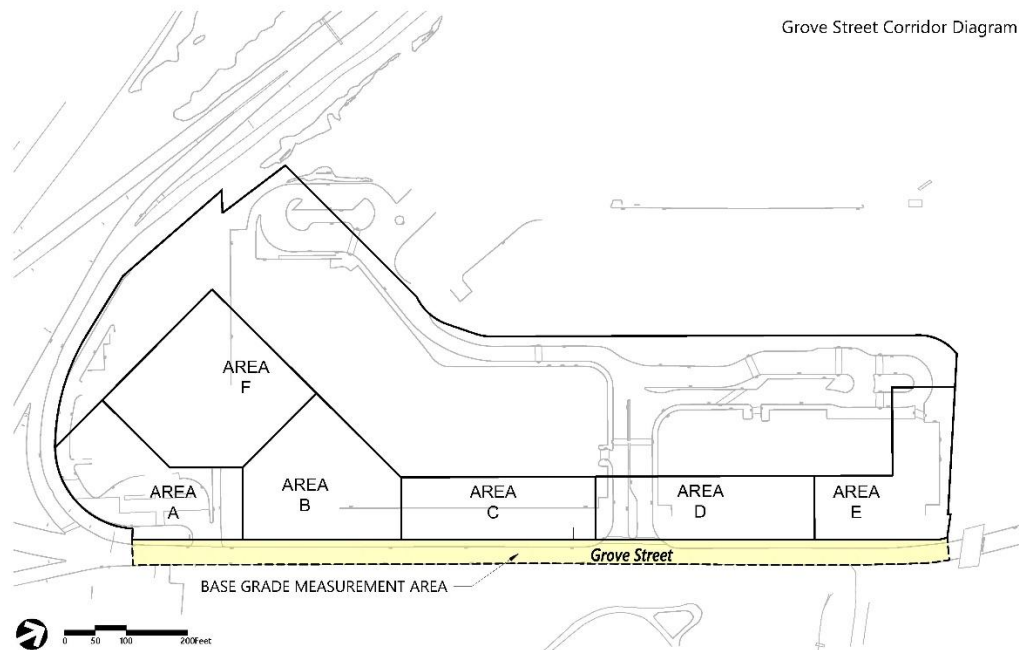


RIVERSIDE – 2021 ZONING ORDINANCE AMENDMENTS

A. Section 4.2.4

Replace the Grove Street Corridor Diagram with the following updated diagram:



B. Section 4.2.4.A.2

Area F Height. The maximum building height in Grove Street Corridor Area F is ~~70 feet~~135 feet, including rooftop mechanical equipment, whether or not enclosed.

C. Section 4.2.4.G.1

1. The development must have at least one use from ~~each of the three categories (A, Category B, B, and C)~~one use from Category C, and one use from either Category A or D.
 - a. Category A: Office ~~(including research and development, business incubator, medical office, and other similar uses but excluding office uses accessory or incidental to residential)~~Category B, retail~~Category C, Category D,~~ or community uses~~;~~.
 - b. Category B: Retail sales, personal services, restaurants, banking, health club, place of amusement, indoor or outdoor, theater, lodging, hotel, motel, animal services; ~~and~~
 - c. Category C: Multi-family, live/work space, single room occupancy, single person occupancy, assisted living, nursing home~~,~~ elderly housing with services; and
 - d. Category D: Laboratory, research and development and business incubator.

D. Section 4.2.4.H

Maximum Gross Floor Area. The total gross floor area of all uses in the MU3/TOD district must not exceed 1,025,000 square feet. The total gross floor area of Category C uses must comprise no less than 60 percent of the total gross floor area of Categories A, B, C, and D uses. Category A uses must not exceed 300,000 square feet of gross floor area.

E. Section 4.4.1

Elderly ~~housing~~ Housing with Services is a ~~forbidden~~ special permit use in the MU3/TOD District.

F. Section 6.2.10.A

Defined. Elderly Housing with Services means all housing with amenities and services designed primarily for elders, including residential care facilities, continuing care retirement communities (CCRCs), assisted living facilities-, independent living facilities, memory care facilities, nursing homes, and congregate care facilities.

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