

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, AMENDING SECTION 18.116.020 (APPLICATION) OF TITLE 18 (ZONING) OF THE RIALTO MUNICIPAL CODE TO ADD A ZONING MAP FOR AREA D (PROPERTIES LOCATED NEAR NORTH RIVERSIDE AVENUE AND EASTON STREET) TO ACCOMMODATE HOUSING IN ACCORDANCE WITH THE HOUSING ELEMENT REZONE PROGRAM IMPLEMENTATION PROJECT.

WHEREAS, on July 25, 2023, the City Council amended Title 18 (Zoning) of the Rialto Municipal Code to add chapter 18.116 establishing a residential overlay zone to accommodate housing and modifying permitted land uses and residential densities in accordance with the housing element rezone program implementation project, including the addition of section 18.116.020 (Application) which applies the overlay zone to properties shown in maps referenced in Section 18.116.020; and

WHEREAS, the City Council desires to add a map for Area D (Properties located near North Riverside Avenue and Easton Street) to Section 18.116.020 and to establish the maximum density in Section 18.116.060.

NOW, THEREFORE, the City Council of the City of Rialto does ordain as follows:

SECTION 1. The City Council hereby amends Section 18.116.020 of the Rialto Municipal code to add a reference for an additional area to which the Residential Overlay zone will apply:

D. Properties located near North Riverside Avenue and Easton Street



SECTION 2. The City Council hereby amends section 18.116.060 (Exceptions) of the Rialto Municipal code in the manner shown, with underlined text representing added language. All unmarked text shall remain unmodified and in full force and effect:

18.116.060 Regulations–Exceptions.

The exceptions to the R-4 High Density Multiple Family Zone regulations, as set forth in this section, are applicable to residential structures in the Residential Overlay.

A. Maximum density.

1. 50 dwelling units per acre for properties identified in:

- a. 18.116.020(A) located near Baseline Road and Riverside Avenue,

- b. 18.116.020(B) located in the Gateway Specific Plan area.
- c. 18.116.020(C) located within the Central Area Specific Plan.
- d. 18.116.020(D) located in the vicinity of North Riverside Avenue and East Street.

SECTION 3. Every section, provision, or part of this ordinance is declared severable from every other section, provision, or part of this ordinance. If any section, provision, or part of this ordinance is adjudged to be invalid by a court of competent jurisdiction, such judgment shall not invalidate any other section, provision, or part of this ordinance.

SECTION 4. The Mayor shall sign the passage and adoption of this Ordinance and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this _____ day of July, 2023.

DEBORAH ROBERTSON, MAYOR

ATTEST:

BARBARA MCGEE, CITY CLERK

APPROVED AS TO FORM:

ERIC S. VAIL, CITY ATTORNEY

1 State of California)
2 County of San Bernardino)
3 City of Rialto)
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5 I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing
6 Ordinance was introduced and first read on the ____ day of _____ 2023, and had its second
7 reading at the regular meeting of the Rialto City Council on the ____ day of _____, 2023,
8 and was passed by the following vote:
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10
11 **AYES:**

12 **NOES:**

13 **ABSTAIN:**

14 **ABSENT:**
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17 _____
18 Barbara McGee, City Clerk
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