

Chapter 19.145

RAILWAY ZONE (RWY)

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- 19.145.020 Permitted Land Uses.**
- 19.145.030 Development Standards for the Railway Zone.**
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19.145.010 Purpose.

The Railway Zone (RWY) is established to preserve and protect existing railroad rights-of-way exclusively for rail transportation and related uses. The Railway Zone is further intended to ensure that the use of railroad rights-of-way is consistent with the General Plan and compatible with adjacent uses. (Ord. 6966 §1, 2007)

19.145.020 Permitted Land Uses.

A. Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless the Zoning Administrator, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.

B. The following uses shall be permitted by right in the Railway zone:

1. Right-of-way for railroad and associated transportation of goods and persons.
2. Uses customarily incidental to railway operations and their related transportation purposes, including railway related structures and accessory buildings used specifically for that railway or transportation business, but not including manufacturing or business purposes not directly in connection with a railway or carrier itself.
3. Light-rail transit related facilities consisting of:
 - a. Tracks
 - b. Energy transmission facilities, including rights-of-way and pressure control or booster stations for gasoline, electricity, natural gas, synthetic natural gas, oil or other forms of energy sources
4. Public streets

- 5. Any other use that the Zoning Administrator, pursuant to provisions of Chapter 19.060 (Interpretation of Code), the Zoning Administrator determines that such use is to a no more detrimental than a listed permitted or conditional use.
- C. Construction Caretaker Temporary Living Quarters shall be permitted subject to approval of a Minor Conditional Use Permit pursuant to the provisions of Chapter 19.730 (Minor Conditional Use Permit).
- D. The following uses are permitted subject to the granting of a conditional use permit pursuant to the provisions of Chapter 19.760 (Conditional Use Permit):
 - 1. Parking lots, although no structures other than fencing are allowed.
 - 2. Maintenance/repair facilities
 - 3. Train Stations
- E. Sound attenuation walls shall be permitted subject to Design Review pursuant to the provisions of Chapter 19.710 (Design Review). (Ord. 7064 §6, 2010; Ord. 6966 §1, 2007)

19.145.030 Development Standards for the Railway Zone.

Table 19.145.030 (Railway Zone Development Standards) identifies the development standards applicable to all development within the Railway Zone. (Ord. 6966 §1, 2007)

Table 19.145.030 Railway Zone Development Standards	
Development Standards	Standard
Lot Area - Minimum	None
Lot Coverage - Minimum	None
Setbacks - Minimum	None
Building Height - Maximum	35 ft.

19.145.040 Other Regulations Applicable to the Railway Zone.

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Riverside Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations
Chapter 5.04: Taxes, Licenses and Regulations

Title 6: Health and Sanitation
Chapter 6.08: Regulation of Food Establishments and Food Facilities
Chapter 6.09: Regulation of Food Handlers
Chapter 6.13: Exterior Structure Maintenance
Chapter 6.14: Landscape Maintenance
Chapter 6.15: Abatement of Public Nuisances

Title 7: Noise Control

Title 9: Peace, Safety and Morals

Chapter 9.16: Litter and Littering

Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Building and Construction

Title 17: Grading

Title 20: Cultural Resources (Ord. 6966 §1, 2007)