

Chapter 19.520**RENTAL OF ROOMS****19.520.010 Purpose.****19.520.020 Applicability and Permit Requirements.****19.520.030 Site Location, Operation and Development Standards.****19.520.010 Purpose.**

The purpose of regulating the rental of a room or rooms is to ensure compatibility of such uses with surrounding neighborhoods and properties and to avoid any impacts associated with such uses (e.g., parking, open space, etc.). (Ord. 7331 §83, 2016; Ord. 6966 §1, 2007)

19.520.020 Applicability and Permit Requirements.

The rental of a room or rooms, as defined in Article X (Definitions), is permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 7331 §83, 2016; Ord. 6966 §1, 2007)

19.520.030 Site Location, Operation and Development Standards.

Rented rooms are permitted in any single-family residence/dwelling for the occupancy of not more than two individuals per single-family residence/dwelling.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to rental of rooms, unless otherwise specified here.

Notwithstanding the foregoing, a Room Rental Permit Agreement may be issued for occupancy by up to four individual renters if all the following conditions are met.

A. Site Location Standards

1. The use shall be compatible with neighboring uses.
2. The establishment of the rental of rooms shall not result in harm to the health, safety or general welfare of the surrounding neighborhood or create substantial adverse impacts on adjoining properties or land uses.

B. Operation and Development Standards

1. Noise levels generated at the premises shall conform to Chapter 19.590 of the Zoning Code and Title 7 (Noise Control) of the Riverside Municipal Code.
2. Tenants shall be required to preserve and maintain neighborhood peace and order.
3. Properties covered by a Room Rental Permit Agreement shall be maintained in a manner compatible with the adjacent properties and neighborhood and comply with the property maintenance provisions of "Title 6 (Health and Sanitation) of the Riverside Municipal Code." Property maintenance includes, but is not limited to, landscape maintenance, trash and debris, inoperable vehicles, parking on unimproved surfaces, failure to remove trash containers from the curb on trash collection day and improper outdoor storage.

4. Rental of rooms shall be limited to no more than four individual renters per single-family residence/dwelling.
5. This section shall be applicable to any room rental or lease agreement signed after the effective date of this Chapter. (Ord. 7331 §83, 2016; Ord. 7222 §4, 2013; Ord. 6966 §1, 2007)