

Good Neighbor Guidelines

I. Preamble

UC Riverside and the City of Riverside encourage student residents within Riverside neighborhoods to live up to the tenets of the following Good Neighbor Guidelines. UC Riverside further pledges to educate its students of the content of the Good Neighbor Guidelines and to hold students accountable. The Good Neighbor Guidelines outlines the basic elements of being a responsible member of the Riverside Community. Students, registered student organizations, and their neighbors may add additional provisions. Each registered student organization shall review and update their Good Neighbor Guidelines on an annual basis.

Like all residents, students are expected to conduct themselves as mature and responsible members of the Riverside and University communities. As such, they are responsible for upholding all state and city laws and ordinances, especially those relating to noise, traffic, parking, zoning, and consumption of alcohol. In addition, as responsible members of society, they are expected to foster an atmosphere which nurtures positive educational pursuits, the development of understanding and tolerance of those with different cultural and political points of view, and an environment that encourages responsible behavior in the community.

II. Code of Conduct

The code of conduct addresses the following areas:

A. Upkeep and Beautification

B. Traffic Safety and Parking

C. Neighborhood Relations

D. Alcohol and Other Drugs

The following guidelines are consistent with the educational role of the University, the rights and needs of all residents, city ordinances, standards of common courtesy, and are directed toward encouraging and maintaining positive neighbor relationships.

A. Upkeep and Beautification:

See Attachment A: Riverside Municipal Code, Title 6.14.010

Findings, Landscape Maintenance

See Attachment A: Riverside Municipal Code 6.14.020

Duty to Maintain Landscaping

See Attachment B: Riverside Municipal Code, Title 6.15.010

Abatement of Public Nuisances, Purpose

See Attachment B: Riverside Municipal Code 6.15.015

Definitions

See Attachment C: Riverside Municipal Code 6.15.020

Declaration of Nuisances

Students and registered student organizations are expected to maintain a safe, clean, and attractive environment for the health and well being of their members, guests, and neighbors. Specifically, the students will:

- 1) Maintain the property in accordance with all fire, health, zoning, building and safety codes.
- 2) Maintain the property consistent with the City of Riverside's Landscape Maintenance Ordinance (See attachments A and B).
- 3) Maintain lawn and landscaping on a regular basis.
- 4) Dispose of litter, trash, and garbage on a regular basis in an appropriate manner.
- 5) Clean up should be completed within 24 hours after social functions in order to ensure litter and trash is removed from the neighborhood.

B. Traffic Safety and Parking:

- 1) Comply with the laws of the City of Riverside and the State of California and hold invited guests to the same standard of conduct.
- 2) Give priority to traffic safety and reduction of parking such as parking in, or blocking neighbors' driveways, public alleys, and sidewalks, which are violations of the law.
- 3) Educate household members and guests about neighborhood parking restrictions and encourage safe responsible driving.
- 4) Make provision for guest parking for social events.
- 5) All residents and guests are prohibited from parking on lawns and other landscaped or unsurfaced areas at all times.
- 6) Educate household members and guests to arrive quietly and to depart in the same manner to avoid disrupting the neighbors.

C. Neighborhood Relations

See Attachment D: Riverside Municipal Code Section 7.35.010

General Noise Regulations

See Attachment E: Riverside Municipal Code Section 7.35.020

General Noise Regulations, Exemptions

Students will:

- 1) Foster and maintain good community relations and cooperation with neighbors and authorities.
- 2) Consider holding large social functions away from the house at facilities of sufficient size to accommodate the crowd and when alcohol is served.
- 3) Be responsible for their conduct and encourage admitted guests to adhere to the same standard.
- 4) Observe quiet hours after 10:00 p.m. (Sunday through Thursday) and 12:30a.m. (Friday and Saturday), with a limited number of events taking place on contiguous weekends.
- 5) Respect the rights of neighbors and follow existing laws and ordinances. All registered student organization members are to be knowledgeable about the Riverside Noise Ordinance (See Attachments F and G).
- 6) Take active steps to prevent damage to neighbors' property by admitted guests and household members.
- 7) Be responsible for damage to neighbors' properties caused by household members.

- 8) Be responsible for mediating and resolving neighborhood problems in a timely fashion. Telephone calls to neighbors will be made before 9:00 p.m. in a mature and civil manner (See guideline No.10 below).
- 9) Host a meeting annually, prior to the beginning of classes in Fall, with neighbors within 300 feet of the house and all other people who have expressed an interest to meet with student groups living in the neighborhood.
- 10) Provide telephone numbers of household contact persons or student organization leaders and alumni advisor to neighbors within 300 feet of the house prior to beginning of each academic year or with change of student organization officers.
- 11) Notify neighbors within 300 feet (multiple dwellings/manager) and all other people who have notified the student group of their desire to receive notices in writing of organized social events at least three days prior to function. Notifications shall include size, type of event, hours and a contact person who will be present at the event.
- 12) Use amplified sound only in accordance with the Noise Ordinance. Exterior amplified sound in residential areas is discouraged.
- 13) Encourage hiring private security for large functions when alcohol is served.
- 14) Initiate programs to foster positive attitudes about relations with neighbors, reduction of noise, elimination of alcohol abuse, and elimination of verbal abuse.
- 15) Set reasonable limits on the total number of large events per quarter and for the academic year the will take place at the residence.
- 16) Negotiate with neighbors regarding hours for basketball courts and limitations on athletic events where applicable (See Quiet Hours in Guideline No. 4 above).

D. Alcohol and Other Drugs

Students and members of recognized student organizations will set good examples and will:

- 1) Observe state and local laws governing alcohol and drug use.
- 2) Develop positive attitudes to combat abuse and encourage moderation. Recognized student organization officers should set good examples.
- 3) Not allow illegal drugs.
- 4) Where possible, sponsor alcohol and drug education programs including programs by national organizations or campus programs.
- 5) Encourage social events where only non-alcohol beverages are served.
- 6) Provide, at events where alcohol is served, a variety of accessible non-alcoholic beverages and food.
- 7) Provide non-drinking monitors at all functions where alcohol is served.
- 8) Educate all student organization members regarding national risk management and insurance policies and hold members responsible where applicable.

III. Enforcement/Non-compliance

In an effort to maintain positive University-Community relations, a variety of approaches will be used, collectively or individually, to ensure Guidelines compliance. The University addresses each situation on a case-by-case basis through campus advisors, Office of Judicial Affairs (individuals), Campus Board of Review (student groups) and/or the University of California, Riverside Police Department. University sanctions range from advising students on the Good Neighbor Guidelines, expulsion from the campus and citation or arrest for violation of city, state

and federal laws. The city addresses each situation through the University/Neighborhood Mediation Program, Office of Neighborhoods, various city departments and the Riverside Police Department with sanctions ranging from non-binding mediation, citations and/or arrest for violation of city, state and federal laws.

It is the intention of all parties involved to find the most amicable resolution process that benefits those involved. Emphasis is placed on neighbor-to-neighbor communication and cooperation and the use of the University/Neighborhood Mediation process.

IV. Annual Review

The City and the University will conduct annual reviews of the effectiveness of the Good Neighbor Guidelines. When requested, City and University personnel will assist students and recognized student organizations in conducting an annual review, which will be directed toward developing positive relationships. The City and University will assume active roles in providing guidance to students and student organizations in adoptive procedures to assure compliance. The annual review will be conducted by the City and University unless complaints warrant additional review. The City and University will evaluate the Guidelines to make recommendations for changes or specifications and may take actions in matters within the City and/or Universities jurisdiction.

Riverside Municipal Code, Title 6.14.010
Findings, Landscape Maintenance

Attachment A

The City Council finds and determines as follows:

- A. The property values and the general welfare of the City of Riverside are founded, in part, upon the appearance and maintenance of private and public property located within said City.
- B. The lack of maintenance of landscaping and sanitation on both private and public properties, including overgrown, dead, or decayed vegetation and weeds and the accumulation of rubbish and debris, is a condition which is injurious to the public health, safety and welfare of the residents of the City of Riverside and contributes substantially and increasingly to the deterioration of the City.
- C. Unless corrective measures, as established in this chapter, are undertaken to alleviate such existing conditions and to assure the avoidance of future problems in this regard, the public health, safety and general welfare, specifically aesthetic, social and economic standards, will be depreciated.
- D. The uses and abuses of property as described in this chapter are reasonably related to the proper exercise of the police power to protect the health, safety and general welfare of the public. (Ord. 6428 § 1, 1998; Ord. 6022 § 1, 1992)

Riverside Municipal Code 6.14.020

Duty to Maintain Landscaping

- A. It shall be unlawful for any owner and/or occupant of property subject to the provisions of Chapter 19.62 of this code and used for commercial, office, industrial or residential purposes for which landscaping standards or requirements were established by the Design Review Board to fail to maintain such landscaping in accordance with such conditions of approval imposed thereon and generally recognized horticultural standards.
- B. It shall be unlawful for any owner and/or occupant of any property used for commercial, office, industrial or residential purposes to:
 - 1. Allow or permit on such property overgrown vegetation including trees, shrubbery, ground covers, lawns and other plantings which from the overall appearance results in the diminution of the appearance of the subject property as compared to adjacent properties.
 - 2. Permit or allow on such property dead, decayed or diseased trees, shrubs, or other vegetation which is otherwise in need of landscape maintenance attention.
 - 3. Maintain such property with a lack of vegetation so as to render the yard areas unsightly and which, from the overall appearance results in a diminution of the appearance of the subject property as compared with adjacent properties.
- C. Owners and/or occupants of properties fronting on, or adjacent to, any portion of a street shall comply with the provisions of subsection (B) of this section 6.14.020 as well as Chapter 13.06 for any landscaping along said street or within the street right-of-way adjacent to their property fronting on, or adjacent to, any portion of the street. (Ord. 6428 § 1, 1998; Ord. 6022 § 1, 1992)

Riverside Municipal Code, Title 6.15.010
Abatement of Public Nuisances, Purpose

Attachment B

It is hereby declared to be in the public interest to promote the health, safety and welfare of the residents of the City of Riverside by providing a summary procedure for the abatement of nuisances as declared by the City Council of the City of Riverside, which abatement procedures shall be in addition to all other proceedings authorized by this code or otherwise by law. (Ord. 5910 § 1, 1991)

Riverside Municipal Code 6.15.015
Definitions

For the purpose of this chapter the following words and phrases shall have the meanings given herein:

"Abandoned vehicle" means an unlicensed or physically inoperable vehicle.

"Abatement" means the demolition, removal, repair, maintenance, construction, reconstruction, replacement, or reconditioning of structures, appliances or equipment; or the removal, transportation, disposal and treatment of waste and abandoned materials and equipment capable of harboring, breeding, or attracting rodents or insects or producing odors or blight.

"Agricultural groves" means any grove of ten or more trees on a parcel or lot.

"Attractive nuisance" means any condition, instrumentality, or machine which is unsafe and unprotected and thereby dangerous to young children by reason of their inability to appreciate the peril which exists, and which may reasonably be expected to attract young children to the premises and risk injury by playing with, in, or on it. Attractive nuisances may include, but shall not be limited to:

1. Abandoned and/or broken equipment;
2. Hazardous pools, ponds, culverts, excavations; and
3. Neglected machinery.

"Building" means any structure including, but not limited to any house, garage, duplex, apartment, condominium, stock cooperative, mobile home, or other residential structure or any portion thereof, which is designed, built, rented or leased to be occupied or otherwise is intended for supporting or sheltering any use or occupancy, and any commercial, industrial, or other establishment, warehouse, kiosk, or other structures affixed to or upon real property, used for the purpose of conducting a business, storage or other activity.

"Construction material" means any discarded material from the building or destruction of structures, road and bridges including concrete, rocks, asphalt, plasterboard, wood and other related material.

"Code Compliance Manager" shall mean the Code Compliance Manager for the City of Riverside.

"Excavation" means any wells, shafts, basements, cesspools, septic tanks, fish ponds, and other like or similar conditions more than six inches in diameter and three feet in depth.

"Foul" means very offensive to the senses.

"Garbage" means any putrescible animal, fish, fowl, food, fruit, or vegetable matter resulting from the cultivation, preparation, storage, handling, decay or consumption of the substance.

"Hazardous materials and waste" means any chemical, compound, mixture, substance or article which is identified or listed by the United States Environmental Protection Agency or appropriate agency of the State of California as a "hazardous waste" as defined in 40 C.F.R. §§ 261.1 through 261.33, except that for purposes of this chapter, hazardous waste also shall include household waste as defined in 40 C.F.R. 261.4(B)(1).

"Hearing Officer" means the individual appointed by the City Manager of the City of Riverside to hear the appeal on a determination of the existence of a nuisance.

"Noxious" means hurtful or unwholesome.

"Odor" means any smell, scent, or fragrance.

"Owner" means any person, agent, firm or corporation having legal or equitable interest in the property.

"Premises" means any lot or parcel of land upon which a building is situated, including any portion thereof improved or unimproved, and adjacent streets, sidewalks, parkways and parking areas.

"Property" means any lot or parcel of land, including any alley, sidewalk, parkway or unimproved public easement.

"Refuse" means any putrescible and nonputrescible solid waste, except sewerage, whether combustible or noncombustible and includes garbage and rubbish.

"Unmerchantable" means unsalable.

"Vehicle" means any device by which any person or property may be propelled, moved, or drawn upon a highway, or upon water, excepting a device moved exclusively by human power, or used exclusively upon stationary rails or tracks.

"Violator" means any responsible party, including the landowner, or lessee, tenant, or any other person who had possession or custody of the property.

"Waste matter" means any rubbish or construction material.

"Weeds" means useless and troublesome plants generally accepted as having no value and frequently of uncontrolled growth. (Ord. 5910 § 1, 1991)

Riverside Municipal Code 6.15.020

Attachment C

Declaration of Nuisances

It is unlawful and is hereby declared a nuisance for any person owning, leasing, occupying or having charge or possession of any property and any vehicles thereon, in the City to maintain the property in such a manner that any of the following conditions are present:

A. The existence of any garbage, rubbish, refuse or waste matter upon the premises contrary to the provisions of Chapter 6.04 of the Riverside Municipal Code.

B. The existence of weeds upon the premises, including public sidewalks, streets or alleys between said premises and the centerline of any public street or alley.

C. The existence of overgrown, dead, decayed, diseased or hazardous trees, and other vegetation, including but not limited to dead agricultural groves which are: (1) likely to attract rodents, vermin or other nuisances, or (2) constitutes a fire hazard, or (3) is dangerous to the public safety and welfare.

D. Overgrown vegetation including trees, shrubbery, ground cover, lawns and decorative plantings which substantially detract from the aesthetic and property values of neighboring properties.

- E. Any abandoned or discarded furniture, stove, refrigerator, freezer, sink, toilet, cabinet, or other household fixture or equipment visible from a public right-of-way.
- F. The existence of any abandoned, wrecked, dismantled or inoperative motor vehicle upon the premises contrary to the provisions of Chapter 9.28 of the Riverside Municipal Code.
- G. The storage or parking of trucks exceeding the manufacturer's gross vehicle weight rating of 10,000 pounds on all areas of all residential zones, and the storage or parking of other vehicles on the landscaped front and street side yard setback area of all residential zones, including but not limited to the front lawn areas, contrary to the provisions of Riverside Municipal Code §§ 19.74.052, 19.74.060 and 19.74.150.
- H. Abandoned, boarded-up or partially destroyed buildings contrary to the provisions of the Uniform Fire code, Uniform Building Code, Uniform Housing Code and/or Uniform Code for Abatement of Dangerous Buildings.
- I. Peeling or blistering paint on any building or structure such that the condition is plainly visible from a public right-of-way.
- J. The existence of loud or unusual noises, or foul or noxious odors which offend the peace and quiet of persons of ordinary sensibilities and which interferes with the comfortable enjoyment of life or property and affect the entire neighborhood or any considerable number of persons.
- K. The existence of hazardous substances and waste unlawfully released, discharged, or deposited upon any premises onto any City property.
- L. The existence of any hay, straw, lumber, papers, or other substance upon the premises which has been rendered unmerchantable by reason of any fire on the property.
- M. Any attractive nuisance.
- N. Any other condition which is contrary to the public peace, health and safety. (Ord. 6347 § 1, 1997; Ord. 6150 § 1, 1994; Ord. 6076 § 1, 1993; Ord. 6022 § 2, 1992; Ord. 5910 § 1, 1991)

Riverside Municipal Code Section 7.35.010 Attachment D

General Noise Regulations

A. Notwithstanding the sound level meter standards described in this ordinance, it is nonetheless unlawful for any person to make, continue, or cause to be made or continued any disturbing, excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity. The factors which should be considered in determining whether a violation of this section exists, include the following:

1. The sound level of the objectionable noise.
2. The sound level of the ambient noise.
3. The proximity of the noise to residential sleeping facilities.
4. The zoning of the area.
5. The population density of the area.
6. The time of day or night.
7. The duration of the noise.
8. Whether the noise is recurrent, intermittent, or constant.
9. Whether the noise is produced by a commercial or noncommercial activity.
10. Whether the nature of the noise is usual or unusual.
11. Whether the noise is natural or unnatural.

B. It is unlawful for any person to make, continue, or cause to be made or continued any disturbing, excessive or offensive noise which causes discomfort or annoyance to reasonable

persons of normal sensitivity. The following acts, among others, are declared to be disturbing, excessive and offensive noises in violation of this section:

1. Radios, Television Sets, Musical Instruments and similar stationary or mobile devices: Operating, playing or permitting the operation or playing of any radio, television set, audio equipment, drum, musical instrument, or similar device which produces or reproduces sound in such a manner as to disturb the peace, quiet and comfort of neighboring residents or persons of normal sensitivity. The operation of any such set, instrument, audio equipment, television set, machine or similar device between the hours of 10:00 p.m. and 7:00 a.m. in such a manner as to be plainly audible at a distance of 50 feet from the building, structure or vehicle in which it is located, shall be prima facie evidence of a violation of this section.
2. Loud Speakers (Amplified Sound): Using, or operating, or permitting to be used or operated, for any purpose, any loud speaker, loudspeaker system, or similar device between the hours of 10:00 p.m. and 7:00 a.m. such that the sound therefrom creates a noise disturbance across a residential property line, or at any time exceeds the maximum permitted noise level for the underlying land use category, except for any non-commercial public speaking, public assembly or other activity for which a variance has been issued.
3. Animals and Birds: Owning, possessing, or permitting to be harbored any animal or bird which frequently or for a continued duration howls, barks, meows, squawks, or makes other sounds which create a noise disturbance across a residential or commercial property line.
4. Loading and Unloading: Loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, garbage cans, or similar objects, or permitting these activities between the hours of 10:00 p.m. and 7:00 a.m. in such a manner as to cause a noise disturbance across a residential property line or at any time exceeds the maximum permitted noise level for the underlying land use category.
5. Construction: Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, grading or demolition work between the hours of 7:00 p.m. and 7:00 a.m. on week days and between 5 p.m. and 8 a.m. on Saturdays or at any time on Sunday or federal holidays such that the sound therefrom creates a noise disturbance across a residential or commercial property line or at any time exceeds the maximum permitted noise level for the underlying land use category, except for emergency work or by variance. This section does not apply to the use of domestic power tools.
6. Domestic Power Tools: Operating or permitting the operation of any mechanically powered saw, sander, drill grinder, lawn or garden tool, or similar tool between 10:00 p.m. and 7:00 a.m. so as to create a noise disturbance across a residential or commercial property line. Any motor, machinery, pump, compressor, generator etc., shall be sufficiently muffled and maintained so as not to create a noise disturbance.
7. Powered Model Vehicles: Operating or permitting the operation of powered model vehicles between the hours of 7:00 p.m. and 7:00 a.m. so as to create a noise disturbance across a residential or commercial property line or at any time exceeds the maximum permitted noise level for the underlying land use category.
8. Stationary Non-emergency Signaling Devices: Sounding, or permitting the sounding of any signal from any stationary bell, chime, siren, whistle, or similar device intended primarily for non-emergency purposes, from any place, for more than 10 seconds in any hourly period. Houses of worship and the Mission Inn carillons shall be exempt from the operation of this provision. Sound sources covered by this provision and not exempted under this subsection may be exempted by a variance.

9. Emergency Signaling Devices: The intentional sounding or permitting the sounding outdoors of any fire, burglar or civil defense alarm, siren, whistle or similar stationary emergency signaling device, except for emergency purposes or for testing. Testing of a stationary emergency signaling device shall not occur before 7 a.m. or after 7 p.m. Any such testing shall only use the minimum cycle test time. In no case shall the test time exceed 10 seconds or occur more than once each calendar month.

10. Vehicle, Motorcycle, Motorboat or Aircraft Repair and Testing: Repairing, rebuilding, modifying or testing any motor vehicle, motorboat or aircraft, or permitting any these activities, in such a manner as to create a noise disturbance across a residential property line, or at any time exceeds the maximum permitted noise level for the underlying land use category shall not be permitted except where said activities are directly related to officially sanctioned events. underlying land use category. (Ord. 6328 § 1, 1996; Ord. 6273 § 1 (part), 1996)

Riverside Municipal Code Section 7.35.020 Attachment E

General Noise Regulations, Exemptions

The following activities shall be exempt from the provisions of this title:

A. Emergency Work. The provisions of this title shall not apply to the emission of sound for the purpose of alerting persons to the existence of an emergency or in the performance of emergency work.

B. Entertainment Events. The provisions of this title shall not apply to those reasonable sounds emanating from authorized school bands, school athletic and school entertainment events and occasional public and private outdoor or indoor gatherings, public dances, shows, bands, sporting and entertainment events conducted between the hours of seven a.m. and ten p.m.

C. Federal or State Preempted Activities. The provisions of this chapter shall not apply to any other activity the noise level of which is regulated by state or federal law.

D. Minor Maintenance to Residential Property. The provisions of this title shall not apply to noise sources associated with minor maintenance to property used for residential purposes, provided the activities take place between the hours of seven a.m. and ten p.m.

E. Agricultural Operations. The provisions of this title shall not apply to equipment associated with agricultural operations conducted on agriculturally zoned property; provided that, all equipment and machinery powered by internal-combustion engines is equipped with a proper muffler and air intake silencer in good working order and provided that the operations are for the purpose of the planting, maintenance or protection of agricultural crops.

F. Public Health, Welfare and Safety Activities. The provisions of this title shall not apply to construction maintenance and repair operations conducted by public agencies and/or utility companies or their contractors which are deemed necessary to serve the best interests of the public and to protect the public health, welfare and safety, including but not limited to, trash collection, street sweeping, debris and limb removal, removal of downed wires, restoring electrical service, repairing traffic signals, unplugging sewers, vacuuming catch basins, repairing of damaged poles, removal of abandoned vehicles, repairing of water hydrants and mains, gas lines, oil lines, sewers, storm drains, roads, sidewalks, etc. (Ord. 6328 § 2, 1996; Ord. 6273 § 1 (part), 1996).

July 2, 2001